

PART 3.93 – R-71 ZONE, QUEENS AVENUE MULTIPLE DWELLING DISTRICT

3.93.1 Permitted Uses in this Zone

The only uses permitted in this Zone are:

- a. Single family dwelling subject to the regulations in the R1-B Zone, Single Family Dwelling District
- b. Duplex subject to the regulations in the R-2 Zone, Two Family Dwelling District
- c. Multiple dwelling subject to the regulations in this Part
- d. Accessory buildings subject to the regulations in this Part

3.93.2 Lot Area, Lot Width

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|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 670m ² |
| b. <u>Lot width</u> (minimum) | 18m |

3.93.3 Floor Area, Floor Space Ratio

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|---|-------------------|
| a. <u>Floor area</u> , of all floor levels combined (maximum) | 550m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.82:1 |

3.93.4 Height, Storeys, Roof Decks

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|-------------------------------------|---------------|
| a. <u>Building height</u> (maximum) | 8.8m |
| b. <u>Storeys</u> (maximum) | 3 |
| c. <u>Roof deck</u> | Not Permitted |

3.93.5 Setbacks

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|--|-------|
| a. <u>Front yard setback</u> (minimum) | 6m |
| except for the following maximum projections into the <u>setback</u> : | |
| • entry stairs and electrical room | 3.3m |
| • cantilever | 1m |
| b. <u>Rear yard setback</u> (minimum) | 14.5m |
| c. <u>Side yard setback</u> east (minimum) | 3m |
| d. <u>Side yard setback</u> west (minimum) | 1.8m |

3.93.6 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum) | 32% |
| b. <u>Open site space</u> (minimum) | 29% |

3.93.7 Vehicle and Bicycle Parking

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|------------------------------|---|
| a. Parking | Subject to the regulations in Schedule “C”, except as otherwise specified by the regulations in this Part |
| b. Vehicle parking (minimum) | 0.9 parking stalls per <u>dwelling unit</u> |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

3.93.8 Accessory Buildings

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|-------------------------------|--|
| a. <u>Accessory Buildings</u> | Subject to the regulations in Schedule “F” except as otherwise specified by the regulations in this Part |
| b. <u>Rear yard setback</u> | nil |