

## R-72 ZONE, PARK BOULEVARD MULTIPLE DWELLING DISTRICT

### 3.95.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this zone:

- a. All of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone;
- b. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable in that zone;
- c. Multiple dwelling;
- d. Rest home - Class A and rest home - Class B.

### 3.95.2 Lot Area, Lot Width

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|------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 544m <sup>2</sup> |
|------------------------------|-------------------|

### 3.95.3 Floor Area, Floor Space Ratio

- |                                       |                   |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum)  | 872m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 1.6:1             |

### 3.95.4 Height, Storeys, Roof Decks

- |  |       |
|--|-------|
| a. Main <u>building height</u> (maximum) | 12.1m |
| b. <u>Storeys</u> (maximum)              | 4     |

### 3.95.5 Setbacks, Projections

- |   |      |
|---|------|
| a. <u>Front yard setback</u> (minimum)  | 5.0m |
| b. <u>Rear yard setback</u> (minimum) for <u>building wall below 7m in height</u>           | 5.7m |
| c. <u>Rear yard setback</u> (minimum) for <u>building wall above 7m in height</u>           | 7.2m |
| d. <u>Side yard setback from interior lot line</u> (minimum) for non- <u>habitable room</u> | Nil  |

- |  |      |
|--|------|
| e. <u>Side yard setback</u> from interior <u>lot line</u> (minimum) for <u>habitable room</u>                                      | 1.5m |
| f. Any <u>balcony</u> or <u>deck</u> that faces a <u>street</u> or a dedicated park may project into a setback up to a maximum of: | 2.8m |

### 3.95.6 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum)   | 61% |
| b. <u>Open site space</u> (minimum) | 32% |

### 3.95.7 Vehicle and Bicycle Parking

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|--|--|
| a. Bicycle parking (minimum)                               | Subject to the regulations in Schedule "C".            |
| b. Vehicle parking (minimum)                               | Subject to the regulations in Schedule "C" except for: |
| <u>Multiple dwelling</u> subject to strata title ownership | 0.9 space per <u>dwelling unit</u>                     |