

PART 3.98 – R-75 ZONE, CHAMBERS NORTH PARK MULTIPLE DWELLING DISTRICT

3.98.1 Permitted Uses 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 set out in Part 1.2
- b. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1
- c. Multiple dwelling
- d. Transient accommodation restricted to two guest suites in a multiple dwelling

3.98.2 Lot Area

A multiple dwelling is not permitted on a lot with a lot area less than 2625m²

3.98.3 Number of Buildings, Floor Area, Floor Space Ratio

- | | |
|--|--------------------|
| a. Number of <u>multiple dwellings</u> per <u>lot</u> (maximum) | 4 |
| b. <u>Total floor area</u> of all <u>multiple dwellings</u> combined (maximum) | 2160m ² |
| c. <u>Floor space ratio</u> (maximum) | 0.82:1 |

3.98.4 Height, Storeys

- | | |
|---|-----|
| a. <u>Multiple dwelling height</u> (maximum) | 14m |
| b. <u>Multiple dwelling storeys</u> (maximum) | 4 |

3.98.5 Setbacks, Projections

- | | |
|--|------|
| a. <u>Front yard setback</u> along North Park Street (minimum) | 3.4m |
| b. <u>Rear yard setback</u> along Grant Street (minimum) | 2.9m |
| c. West <u>side yard setback</u> from interior <u>lot line</u> (minimum) | 1.8m |
| d. East <u>side yard setback</u> (minimum), except for the following maximum projections into the <u>setback</u> | 3.6m |
| o steps less than 1.7m in <u>height</u> | 1.8m |

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw

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3.98.6 Site Coverage, Open Site Space

- a. Site coverage (maximum) 46%
- b. Open site space (minimum) 43%

3.98.7 Vehicle and Bicycle Parking

- a. Bicycle parking (minimum) Subject to the regulations in Schedule “C”
- b. Vehicle parking (minimum) Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part 3.98.7
- c. Multiple dwelling subject to strata title ownership (minimum) 0.419 spaces per residential self-contained dwelling unit

Bylaw 14-006 adopted July 24, 2014

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw