

**PART 3.9 - R3-A1 and R3-A2 ZONES, LOW PROFILE MULTIPLE DWELLING DISTRICT**

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| Permitted Uses: | <p>1. The following uses are permitted:</p> <ul style="list-style-type: none"> <li>(a) single family dwellings and customary <u>accessory uses</u> including <u>home occupations</u> and <u>accessory buildings</u> as permitted in the case of such dwellings by the provisions of the R1-B Zone, Single Family Dwelling District (Part 1.2) subject to the regulations applicable to that zone; but excluding conversions;</li> <li>(b) <u>two family dwellings</u> and <u>accessory buildings</u> and <u>home occupations</u> as permitted in the case of such dwellings by the provisions of the R-2 Zone, Two Family Dwelling District (Part 2.1), subject to the regulations applicable to that zone; but excluding conversions;</li> <li>(c) college fraternity <u>buildings</u>;</li> <li>(d) subject to the regulations contained in the R-2 Zone, Two Family Dwelling District (Part 2.1), <u>churches</u>, <u>public buildings</u>, public schools, private schools, <u>hospitals</u>;</li> <li>(e) <u>rest homes - Class A</u> and <u>rest homes Class B</u>, which rest homes shall for the purposes of this Part be deemed to be <u>multiple dwellings</u> to the intent that the regulations contained in this Part applicable to <u>buildings</u> and land used or intended to be used for <u>multiple dwellings</u> or <u>multiple dwelling accessory uses</u> shall apply to rest homes; provided, however, that off-street parking shall be provided as required by the provisions of Schedule "C" for Community Care Facilities;</li> <li>(f) <u>multiple dwellings</u> and <u>multiple dwelling accessory uses</u>.</li> <li>(g) Not more than 2 <u>garage sales</u> in any year.</li> </ul> |
| Density         | <p>2. Subject to Section 5, the maximum permitted <u>floor space ratio</u> is 1.0:1.</p>  |
| Site Coverage   | <p>3. Subject to Section 5, the maximum permitted <u>site coverage</u> is 33 1/3%.</p>  |

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| Landscaping            | 4.  | (1) At least 30% of the <u>lot</u> must be landscaped as <u>open site space</u> .  |
|                        |     | (2) Except for driveways, all lot area within a r required minimum <u>street setback</u> shall be landscaped as <u>open site space</u> .   |
|                        |     | (3) Surface parking shall be screened from all <u>streets</u> by a landscaped berm at least 1 m in height.   |
| Bonus                  | 5.  | Under the following conditions, the maximum <u>floor space ratio</u> permitted is 1.2:1 and the maximum <u>site coverage</u> permitted is 40%:<br><br>(a) at least 70% of the required parking spaces shall be sited under the main <u>building</u> ; and<br><br>(b) at least 40% of the <u>lot</u> shall be landscaped as <u>open site space</u> .  |
| Minimum Site Size      | 6.  | The minimum <u>lot</u> size for <u>multiple dwelling</u> or college fraternity use is 920 m <sup>2</sup> .   |
| Number of Dwellings    | 7.  | Not more than one <u>building</u> containing either a <u>multiple dwelling</u> or a college fraternity use shall be sited on one <u>lot</u> .  |
| Minimum Apartment Size | 8.  | Each <u>dwelling unit</u> in a <u>multiple dwelling</u> shall have a floor <u>area</u> of at least 33 m <sup>2</sup> measured from the interior wall surfaces and excluding <u>balconies</u> .   |
| Height                 | 9 . | (1) Height of the main <u>building</u> shall not exceed 10.7 m nor 3 storeys, whichever is less.<br><br>(2) <u>Height of accessory buildings</u> shall not exceed 3.5 m.   |
| Main Building Setbacks | 10. | <u>Multiple dwelling</u> or college fraternity use <u>buildings</u> shall be set back as follows:  |
| Front Setback          |     | (a) from a <u>street boundary</u> the minimum average front <u>setback</u> , except for portions of the <u>building</u> wholly below the finished ground level, shall be 7.5 m, provided that no wall of the <u>building</u> may be set back less than 5.0 m, and provided that <u>building</u> walls set back further than 9.0 m shall not be included in the calculation of average <u>setback</u> ; |

Rear Setback	(b) a <u>rear yard setback</u> , except for portions of the <u>building</u> wholly below the finished ground level, of 9 m is required, provided that parts of a <u>building</u> above 7 m in <u>height</u> shall be set back a further 1.5m;
Side Setbacks	(c) <u>side yard setbacks</u> , except for portions of the <u>building</u> wholly below the finished ground level, of at least one half the <u>building's</u> height are required, provided that no such side yard shall be less than 3 m;
Horizontal Distance of Street Wall on One Plane	(d) no <u>street</u> wall shall extend continuously on one plane for a horizontal distance in excess of 30 m; where such <u>street</u> wall consists of two or more planes extending for an aggregate horizontal distance in excess of 30 m, any one such plane shall be set back at least 1.5 m from any adjacent plane;
Entranceway Exemption	(e) entrance canopies or steps shall not project more than 3 m into a required front <u>setback</u> area.
Setback Variations	(f) where the interior lot line(s) abuts a <u>street</u> , dedicated park or established cemetery, the setback may be averaged using wall faces within 1.5 m of the required distance, provided no setback is less than 3 m.
Carports and Garages	11. Accessory <u>car shelters</u> shall be located in a side or rear yard other than a required <u>street setback</u> and shall be sited not closer than 2.4 m from the main <u>building</u> .
Balconies	12. (1) Any <u>balcony</u> facing a <u>street</u> dedicated park or established cemetery and any <u>balcony</u> constructed prior to April 30, 1986 are exempt from setback requirements.  (2) A balcony shall not project into a driveway or parking space unless at least 2.5 m of clearance is provided between the pavement surface and the <u>balcony</u> .  (3) Any <u>balcony</u> may be partially or totally enclosed where the appearance and design of the enclosure is similar in colour, glazing, and material for each elevation of a <u>building</u> .

- Off-street Parking
- (3) The provisions of Sections 2, 3, 4, 5 and 10 do not apply to the enclosure of any balcony constructed prior to April 30, 1986.
- 13.
- (1) Buildings subject to strata-title ownership shall provide 1.4 off-street parking spaces per dwelling unit in the R3-A2 Zone and 1.2 off-street parking spaces per dwelling unit in the R3-A1 Zone.
  - (2) Other buildings shall provide 1.3 off-street parking spaces per dwelling unit in the R3-A2 Zone and 1.1 off-street parking spaces per dwelling unit in the R3-A1 Zone.