

PART 5. 1

T-1 ZONE, LIMITED TRANSIENT ACCOMMODATION DISTRICT

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|----------------|---|--|
| Permitted Uses | 1 | <p>The following uses are permitted:</p> <p>(a) <u>single family dwellings</u> and customary <u>accessory uses</u>, including <u>home occupations</u> and <u>accessory</u> structures and <u>buildings</u> as permitted in the case of such dwellings by the provisions of Part 1.2, provided that no such dwelling, structure, <u>building</u> or use shall be erected, maintained, used or carried on except in accordance with and subject to regulations contained or incorporated by reference in the said Part;</p> <p>(b) <u>transient accommodation</u> and <u>transient accommodation accessory uses</u>, as hereafter defined;</p> <p>(c) <u>housekeeping apartment buildings</u>, <u>boarding houses</u> and <u>rooming houses</u> subject to and in accordance with the regulations specified for <u>multiple dwellings</u> in Part 3.3 relating to the <u>height of buildings</u>, <u>site coverage</u>, <u>open site space</u>, <u>landscaping of open site</u>, <u>restriction on the number of buildings</u> on one <u>lot</u> to be used for dwellings, and <u>setbacks</u>, and subject further to the regulations contained in the C-2 Zone, Commercial District (Part 6.1), relating to minimum <u>site area</u>, <u>housekeeping apartment buildings</u>, <u>boarding houses</u> and <u>rooming houses</u>, off-street parking, new <u>house-keeping apartment buildings</u>, new <u>rooming houses</u> and new <u>boarding houses</u>, floor <u>area of sleeping units</u>, and plumbing units in new <u>housekeeping apartment buildings</u>, new <u>rooming houses</u> and new <u>boarding houses</u>, but, save as by express mention or necessary intentment to the contrary provided, the regulations hereafter in this Part contained shall not apply to the uses mentioned in this paragraph.</p> |
| | 2 | <p>The regulations hereafter contained in this Part shall apply only to <u>buildings</u> and land used or intended to be used as and for <u>transient accommodation</u> and <u>accessory uses</u>.</p> |
| Regulations | 3 | <p>No self-contained <u>transient accommodation</u> unit in a <u>building</u> shall have a floor area of less than 33 m² reckoned exclusively of the width or thickness of the exterior walls of the <u>transient accommodation</u> unit and of the floor <u>area</u> or areas of any and all <u>balconies</u>.</p> |

- 4 No building shall exceed 21.5 m in height.
- 5 No building shall be erected, used or maintained on a lot having an area of less than 1,850 m
- 6 The site coverage of a building containing one or more transient accommodation units or, where there are more than one such building on a lot, then the aggregate of the site coverages of all such buildings shall not exceed that certain percentage of area of the whole of the lot to be determined as follows by reference to the number of storeys in the building where there is only one building and by reference to the number of storeys in the higher or highest building where there are more than one such building, that is to say:

| <u>Storeys</u> | <u>Maximum Site Coverage</u> |
|----------------|------------------------------|
| 1 | 30% |
| 2 | 30% |
| 3 | 30% |
| 4 | 30% |
| 5 | 24% |
| 6 or more | 20% |

- 7 The floor space ratio of any building or buildings shall not exceed that certain ratio to be determined as follows by reference to the number of storeys in the building where there is only one building on the lot and by reference to the number of storeys in the higher or highest building where there are more than one building on the lot, that is to say:

| <u>Storeys</u> | <u>Floor Space Ratio</u> |
|----------------|--------------------------|
| 1 | 0.3 to 1 |
| 2 | 0.6 to 1 |
| 3 | 0.9 to 1 |
| 4 | 1.2 to 1 |
| 5 | 1.2 to 1 |
| 6 or more | 1.2 to 1 |

- 8 There shall be provided within the lot upon which any building or buildings stand, open site space the total area of which shall not be less than 30% of the area of such lot.
- 9 Open site space shall, to the extent that the area thereof does not exceed 30% of the area of the lot upon which the building or buildings stand, be graded and landscaped.

- 10 Subject to Section 12 no building containing one or more transient accommodation units and no part of any such building (hereafter in this Section referred to as "the building"), shall be nearer to any other building containing one or more transient accommodation units and situated on the same lot, and no horizontal dimension of any inner or outer court of the building shall be less than a horizontal distance to be determined as follows by reference to the number of storeys in the building or the number of transient accommodation units in the building; that is to say,
- (a) where the building contains not more than one storey and not more than two transient accommodation units, the aforesaid distance shall be 9 m;
 - (b) where the building contains not more than one storey but more than two transient accommodation units the aforesaid distance shall be 12 m;
 - (c) where the building contains more than one but not more than three storeys the aforesaid distance shall be 15 m;
 - (d) where the building contains more than 3 storeys the aforesaid distance shall be 18 m.
- 11 Subject to Section 12 no part of any building shall be nearer to any boundary of the lot upon which the building stands than a horizontal distance of 7.5 m.
- 12 The provisions of two preceding sections shall not apply to the following buildings or any part or parts thereof and the said buildings and part or parts thereof shall not be taken into account in calculating any of the distances mentioned in the said two Sections, that is to say:
- (a) any accessory garden structure, except a swimming or ornamental pool and except a building in which a swimming or ornamental pool is contained either in whole or in part;
 - (b) any building, used or intended to be used for the purpose only of providing underground parking space;
 - (c) any part of a building that is wholly below the finished ground level;
 - (d) roof projections, entrance canopies, steps and balconies forming part of a building.

Transient
Accommodation
Accessory Use

- 13 No part of the surface parking space or spaces on a lot except that portion or those portions thereof used or intended to be used exclusively for the movement of motor vehicles shall be nearer to the street boundary of the lot than 7.5. m.
- 14 No car shelter shall exceed 3 m in height.
- 15 No transient accommodation accessory use is permitted except in respect of transient accommodation on the same lot consisting of not fewer than 25 transient accommodation units.
- 16 In this Section "Transient Accommodation Accessory Uses" include any and all of the following uses and the building used or intended to be used therefor when such uses are undertaken or carried on entirely upon the same lot upon which the building is or is intended to be used for transient accommodation.
- (a) Certain uses undertaken or carried on for the purpose of providing goods or services either to the persons or guests of the persons lodged in the transient accommodation or to the public or both to such persons and guests and to the public, that is to say:
- (i) tourist or travel agencies;
 - (ii) beauty parlours and barber shops;
 - (iii) restaurants;
 - (iv) establishments in respect of which there is a subsisting dining-lounge license, dining-room license or lounge license issued in each case pursuant to the Liquor Control and Licensing Act; and
 - (v) establishments with 100 or more transient accommodation units located on one site, and in respect of which there is a subsisting public house license issued pursuant to the Liquor Control and Licensing Act as amended.
- (b) Certain uses ancillary to transient accommodation on the same lot and having as their principal purpose the sale of goods or services to the persons lodged in such transient accommodation; that is to say:

- (i) Recreational and pleasure uses ancillary to transient accommodation on the same lot and undertaken or carried on exclusively by or for the benefit of the persons or the guests of persons lodged in such transient accommodation where no fee or other special charge or consideration over and above the ordinary price of lodging in such transient accommodation is paid or demanded for the use or enjoyment thereof;
- (ii) Accessory garden structures; and
- (iii) Uses essential to the proper lawful and efficient use, management and maintenance of transient accommodation.

Note: Parking for requirements see Schedule "C".