

PART 5.6 – T-6 ZONE, JAMES BAY TRANSIENT ACCOMMODATION DISTRICT

- Permitted Uses 1 The following uses are permitted:
- (a) transient accommodation;
- (b) transient accommodation, in combination with multiple dwellings.
- Unit Size 2 No self-contained dwelling unit used for transient accommodation or as a multiple dwelling shall have a floor area of less than 33 m².
- 3 For the purpose of the preceding section, floor area shall mean the area enclosed by interior walls.
- Height 4 No building shall exceed 20.5 m in height.
- Site Area 5 No building shall be erected, used or maintained on a lot having an area of less than 1,850 m².
- Density 6 Subject to Section 11, the maximum floor space ratio based on the total number of storeys of a building shall be as follows:
- | Storeys | Floor Space Ratio |
|-----------|-------------------|
| 1 | 0.3 to 1 |
| 2 | 0.6 to 1 |
| 3 | 0.9 to 1 |
| 4 or more | 1.2 to 1 |
- Site Coverage 7 Subject to Section 11, the maximum site coverage based on the total number of storeys in a building shall be as follows:
- | | |
|--------------------------|-----|
| 1 – 4 <u>storeys</u> | 30% |
| 5 <u>storeys</u> | 29% |
| 6 or more <u>storeys</u> | 20% |
- Landscaping 8 At least 30% of a site shall be landscaped as open site space.
- 9 Except for driveways, the entire front yard shall be open site space.
- 10 A roof deck above any enclosed parking space shall be landscaped as open site space.

Increased density for enclosure of parking and for increased landscaping

11 Where enclosed parking space is provided for all parking spaces and at least 70% of a lot is open site space, including driveways necessary for direct access to parking,

(a) The maximum floor space ratio, based on the total number of storeys of a building is as follows:

Storeys	Floor Space Ratio
1	0.4 to 1
2	0.8 to 1
3	1.2 to 1
4 or more	1.64 to 1

(b) the maximum site coverage shall not exceed 30%.

Setbacks

12 Subject to Section 13, no part of any building shall be nearer to any boundary of the lot than:

6 m	<u>front lot line</u>
9.6 m	<u>rear lot line</u>
6.3 m	east side of the <u>lot</u>
7.9 m	west side of the <u>lot</u>

13 The provisions of the preceding section shall not apply to:

(a) any part of a building that is wholly below the finished ground level;

(b) Any balcony projecting into the front yard.

Parking

14 Parking shall be in accord with Schedule "C".