

PART 3.10

R3-AM-1 and R3-AM-2 ZONES, MID-RISE MULTIPLE DWELLING DISTRICT

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| Permitted Uses | <p>1. The following uses are permitted:</p> <ul style="list-style-type: none"> (a) <u>single family dwellings</u> and customary <u>accessory uses</u>, including <u>home occupations</u> and <u>accessory buildings</u> as permitted for <u>single family dwellings</u> 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; (b) <u>two family dwellings</u> and <u>accessory buildings</u> and <u>home occupations</u> as permitted for <u>two family dwellings</u> 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; (c) subject to the regulations in this Part, college fraternity buildings; (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, and <u>hospitals</u>; (e) subject to the regulations in this Part, <u>rest homes – Class A and rest homes – Class B</u>; (f) subject to the regulations in this Part, <u>multiple dwellings</u> and <u>multiple dwelling accessory uses</u>. |
| Lot Restrictions | <p>2.</p> <ul style="list-style-type: none"> (a) The minimum <u>site area</u> shall be 920 m². (b) No lot line shall be less than 7.5 m from the <u>centre line</u> of a <u>street</u>, except for a lane. |

Density

3. Subject to Section 9, the floor space ratio maximum limit, based on the building's total number of storeys is as follows:

<u>Storeys</u>	<u>f.s.r.</u>
1	0.3:1
2	0.6:1
3	0.9:1
4	1.2:1

Site Coverage

4. Subject to Section 9, site coverage of the main building shall not exceed 30%.

Landscaping

5. At least 30% of a site shall be open site space.
6. Except for driveways, the entire front yard shall be open site space.
7. Except for driveways, all yards within 3 m or one-half of the building's height, whichever is greater, of a street shall be open site space.
8. Any enclosed parking space roof deck shall be landscaped as open site space

Bonus for enclosure of all but visitor parking
With increased landscaping

9. Where enclosed parking space is provided for all except visitor parking, and at least 50% of a lot is open site space and driveways necessary for direct access to parking, then
- (a) the maximum floor space ratio, based on the building's total number of storeys, is as follows:

<u>Storeys</u>	<u>f.s.r.</u>
1	0.4:1
2	0.8:1
3	1.2:1
4	1.6:1

- (b) the maximum site coverage of the main building shall not exceed 40%.

Height

10. The height of the main building shall not exceed 12 m and 4 storeys.

- Front Setbacks
11. Subject to Sections 13 and 14, the minimum setback from the street frontage, except for portions of the building wholly below the finished ground level, based on the total number of storeys, is as follows:
- | <u>storeys</u> | <u>setback</u> |
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| 1 or 2 | 7.5 m |
| 3 | 9.0 m |
| 4 | 10.5 m |
- Side or Rear Setbacks
12. Subject to Sections 13 and 14, the minimum setback from the internal boundaries, except for portions of the building wholly below the finished ground level, is the greater of 3 m or one half of the building height.
- Entranceways
13. Steps and entrance canopies may project to within 4.5 m of a street boundary or to within 3 m of an internal boundary.
- Setback Variations
14. Where the lot line abuts a street, dedicated park or established cemetery,
- (a) the setback may be averaged using wall faces within 1.5 m of the required distance, provided no setback is less than 3 m;
 - (b) a balcony or an enclosed balcony may project up to 2 m into the required setback distance;
 - (c) no building wall shall extend continuously for more than 60 m unless a setback variance of at least 1.5 m is provided at intervals of not more than 60 m.
- Suite Size
15. A self-contained dwelling unit shall have a residential floor area of at least 33 m².

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| Surface Parking | <p>16. Surface parking</p> <ul style="list-style-type: none"> (a) shall not be located in a <u>front yard</u>; (b) shall not be less than 6 m from a <u>street</u> parallel to or approximately parallel to the <u>street boundary</u>; (c) shall be at least 6 m horizontally distant from any dwelling unit window or 2.4 m if separated by a <u>parking screen wall</u>. |
| Number of Parking Spaces | <p>17. (1) <u>Buildings</u> subject to strata title ownership shall provide 1.4 parking spaces per <u>dwelling unit</u> in the R3-AM-2 Zone and 1.2 parking spaces per <u>dwelling unit</u> in the R3-AM-1 Zone.</p> <p>(2) <u>Buildings</u> not subject to strata title ownership shall provide 1.3 parking spaces per <u>dwelling unit</u> in the R3-AM-2 Zone and 1.1 parking spaces per <u>dwelling unit</u> in the R3-AM-1 Zone.</p> |
| Accessory Buildings | <p>18. <u>Accessory buildings</u>, including <u>car shelters</u> and single <u>storey accessory garden structures</u></p> <ul style="list-style-type: none"> (a) shall not exceed 3.5 m in <u>height</u>; (b) shall not be located in a <u>front yard</u>; (c) shall be <u>setback</u> at least 7.5 m from any <u>street</u>; (d) shall not exceed a <u>site coverage</u> of 10%. |
| Balconies | <p>19. A <u>balcony</u> shall not project into a driveway or parking space unless at least 2.5 m of vertical clearance is provided between the pavement surface and the <u>balcony</u>.</p> <p>20. Repealed.</p> |

21. Any balcony may be partially or totally enclosed where the appearance and design of the enclosure is similar in color, glazing and material for each elevation of a building.
21. The provisions of Sections 3, 4, 5, 7, 9, 11 and 12 do not apply to the enclosure of any balcony constructed prior to April 30, 1986.