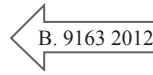


**620.1 Uses Permitted**

Uses Permitted:

- (a) Apartment
- (b) Attached Housing
- (c) Congregate Housing
- (d) Home Occupation Office and Daycare for preschool children
- (e) Accessory Buildings and Structures



- (a) 15.0 m (49.2 ft) from the center of all windows in a living room.
- (b) 12.0 m (39.4 ft) from the center of all windows in a habitable room other than a living room.
- (c) 6.0 m (19.7 ft) from the center of all other windows, from walls, and from outside corners of buildings for an attached housing use and 12.0 m (39.3 ft) from an apartment use or a congregate housing use.

**620.2 Lot Coverage**

Lot Coverage:

The maximum coverage of all buildings and structures shall be 35% of the lot area.

**620.3 Density**

Density:

- (a) The maximum density shall be one dwelling unit per 115 m<sup>2</sup> (1238 ft<sup>2</sup>) of lot area.
- (b) Buildings and structures for an attached housing, apartments, or congregate housing shall not exceed a Floor Space Ratio of 0.85.

**620.4 Open Space Areas**

Open Space Areas:

Open Space areas shall be provided as follows:

- (a) A continuous landscape area, which may include outdoor recreation areas equal to 10% of the total site area shall be provided and located:
  - (i) outside the required building setback area;
  - (ii) outside the required parking area.
- (b) The 10% open space requirement shall be reduced 1% for every 1% that the lot coverage is less than the maximum permitted.

**620.5 Building Separation**

Building Separation:

Where one wall faces another wall of the same building or of another building on the same lot, buildings and structures shall be sited to provide a continuous 90 degree horizontal arc unencumbered by buildings on the same lot of a radius not less than:

**620.6 Building and Structures for Apartment, Attached Housing or Congregate Housing**

Building and Structures for Apartment, Attached Housing or Congregate Housing:

- (a) Shall be sited not less than:
  - (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  - (ii) 7.5 m (24.6 ft) from an interior side lot line.
  - (iii) 10.5 m (34.5 ft) from a rear lot line which does not abut a street.
- (b) Shall not exceed a height of 9.0 m (29.5 ft).
- (c) Shall not have more than four levels of usable space of which not more than three may be designed for human habitation. If a level of usable space designed for other than human habitation comprises one of four levels of usable space, the ceilings of such level of usable space shall not be above the average elevation of the natural grade of the lot or lots on which the building is constructed.
- (d) Shall not exceed a horizontal width of 55.0 m (180.4 ft).

**620.7 Accessory Buildings and Structures**

Accessory Buildings and Structures:

- (a) Shall be sited not less than:
  - (i) 7.5 m (24.6 ft) from any lot line which abuts a street.
  - (ii) 1.5 m (4.9 ft) from an interior side lot line and a rear lot line which does not abut a street.
- (b) Shall not exceed a height of 3.75 m (12.3 ft).
- (c) Together shall not exceed a lot coverage of 10%.

**620.8 Accessory Off-Street Parking**

Accessory Off-Street Parking:

- (a) The parking area shall occupy not more than 30% of the surface of the lot area.
- (b) No portion of any parking area or driveway surface for an attached housing, or apartment use, or a congregate housing use shall be located within 3.0 m (9.8 ft) of any window provided in a habitable room.
- (c) Any lighting used to illuminate a parking area or parking garage shall be so arranged that all direct rays of light are reflected upon the parking area or parking garage and not on any adjoining premises.
- (d) The parking area for an apartment use or a congregate housing use shall not be permitted within 7.5 m (24.6 ft) of a front lot line or a rear lot line which abuts a street, or within 3.0 m (9.8 ft) of an exterior side lot line.

**620.9 Minimum Lot Size**

Minimum Lot Size:

No land shall be subdivided into lots having a width or an area less than:

- a) Standard Lot
  - width 30 m (98.4 ft)
  - area 900 m<sup>2</sup> (9688 ft<sup>2</sup>)
- b) Panhandle Lot
  - not permitted

**620.10 General**

General:

The relevant provisions of Sections 5, 6, 7, and Schedule B and F of this bylaw shall apply.