



# PART 3.113 – R3-Q ZONE, QUEBEC STREET MULTIPLE DWELLING DISTRICT

## 3.113.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Multiple dwelling
- b. Accessory building subject to the regulations in Schedule “F”

## 3.113.2 Lot Area

- a. Lot area (minimum) 1,850m<sup>2</sup>
- b. Lot width (minimum) 35 m average lot width

## 3.113.3 Floor Area, Floor Space Ratio

- a. Floor Area

No self-contained dwelling unit within the first 3 storeys in a building shall have a floor area of less than 26m<sup>2</sup>, and 33m<sup>2</sup> above the third storey, reckoned exclusively of the width or thickness of the exterior walls of the unit and of the floor area or areas of any and all balconies.

- b. Floor space ratio (maximum)

i. Subject to subsection (ii), the floor space ratio of a building on a lot shall not exceed the ratio that corresponds to the number of storeys in the building, as follows:

Storeys	Floor Space Ratio
1	0.3 to 1.0
2	0.6 to 1.0
3	0.9 to 1.0
4	1.2 to 1.0
5	1.2 to 1.0
6 or more	1.2 to 1.0

ii. If there is more than one building on the lot, the floor space ratio for any building on the lot shall be determined by the ratio that corresponds to the number of storeys in the highest building on the lot.

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## 3.113.4 Height, Storeys

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| a. Principal <u>building height</u> (maximum) | 21.50m |
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## 3.113.5 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 4.0m |
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Except for the following maximum projections into the setback:

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|--|--|
| <ul style="list-style-type: none"> <li>• Steps less than 1.7m in <u>height</u></li> <li>• Canopies</li> </ul>  | <div style="margin-bottom: 10px;">2.0m</div> <div>2.0m</div> |
| b. <u>Rear yard</u> (south – facing Kingston St.) <u>setback</u> (minimum) for those portions of the <u>building</u> equal to or below 4.5m in <u>height</u> | Nil  |
| c. <u>Rear yard</u> (south – facing Kingston St.) <u>setback</u> (minimum) for those portions of the <u>building</u> above 4.5m in <u>height</u>             | 6.0m   |
| d. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) for those portions of a <u>building</u> equal to or below 9.0m in <u>height</u>         | Nil  |
| e. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) for those portions of a <u>building</u> above 9.0m in <u>height</u>                     | 7.5m   |
| f. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum)   | 4.0m   |
| g. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a <u>setback</u> (maximum)  | 1.0m   |

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## **3.113.6 Site Coverage, Open Site Space**

### a. Site Coverage (maximum)

i. Subject to subsection (ii), the site coverage of a building containing one or more dwelling units on a lot shall not exceed the percentage that corresponds to the number of storeys in the building, as follows:

Storeys	Maximum Site Coverage
1	30%
2	30%
3	30%
4	30%
5	24%
6 or more	20%

ii. If there is more than one building on a lot, the aggregate site coverage of all the buildings shall not exceed the percentage that corresponds to the number of storeys in the highest building on the lot.

### b. Open site space (minimum) 30.0%

## **3.113.7 Vehicle and Bicycle Parking**

### a. Vehicle parking (minimum) 0.81 spaces per dwelling unit

### b. Visitor Parking (minimum) 5% of the total number of parking spaces required

### c. Bicycle parking (minimum) Subject to the regulations in Schedule "C"

### d. No car shelter shall exceed 3m in height.

