

**Residential Two-Family Detached Zone (R3-CH)** [BL3333]

**Permitted Uses**

- 58.2** (1) The permitted uses for the R3-CH zone are as follows:
- Accessory Dwelling Unit, Coach House
  - Accessory Dwelling Unit, Garden Suite
  - Assisted Living
  - Community Care Facility
  - Limited Home-Based Business
  - Single-Family Dwelling
  - Supportive Housing

**Minimum Lot Size (See Figure 1 below)**

- (2) The minimum permitted lot size for the R3-CH zone is as follows:
- (a) with public lane access, 500 m<sup>2</sup> (5,381.96 sq. ft.)
  - (b) without public lane access, 625 m<sup>2</sup> (6,727.44 sq. ft.)
  - (c) without public lane access, with common driveway shared with abutting lot, 560 m<sup>2</sup> (6,027.79 sq. ft.)

**Maximum Lot Size**

- (3) The maximum permitted lot size, for a subdivision of 3 lots or more, for the R3-CH zone is 750 m<sup>2</sup> (8,072.93 sq. ft.).

**Minimum Frontage (See Figure 1 below)**

- (4) The minimum permitted frontage for the R3-CH zone is as follows:
- (a) with public lane access, 13.5 m (44.30')
  - (b) without public lane access, 16.5 m (54.13')
  - (c) without public lane access, with common driveway shared with abutting lot, 15.0 m (49.21')

**Density**

- (5) The permitted density for the R3-CH zone is as follows:
- (a) The number of dwelling units must not exceed two;
  - (b) The number of residential units per building must not exceed one;
  - (c) The maximum permitted floor space ratio must not exceed
    - (i) 0.4:1 for one dwelling unit; or
    - (ii) 0.65:1 for two dwelling units;
  - (d) The size of the accessory dwelling must not be
    - (i) smaller than 37 m<sup>2</sup> (398.26 sq. ft.); or
    - (ii) larger than 85m<sup>2</sup> (914.93 sq. ft.) or 40% of the gross floor area of the principal dwelling unit, whichever is less. [BL3457]

**Maximum Lot Coverage**

- (6) The maximum permitted lot coverage for the R3-CH zone is 40%.

**Minimum Useable Exterior Amenity Space**

- (7) The useable exterior at-grade amenity space for the accessory dwelling unit must not be less than 40 m<sup>2</sup> (430.56 sq. ft.).

**Minimum Setbacks**

- (8) The minimum permitted setbacks for the R3-CH zone are as follows:
- (a) Principal Buildings (for any portion of the building under 4.0 m in height) (see Figure 1)

- Yard, Front, 5.0 m (16.40')
- Yard, Side, 2.0 m (6.56')
- Yard, Side (one side when no lane access exists for accessory building, 5.0 m (16.40')
- Yard, Side (when common driveway shared with abutting lot or adjacent to a public lane or public street, 3.0 m (9.84')
- Yard, Rear, 16.5 m (54.13')
- (b) Principal Buildings (for any portion of the building over 4.0 m (13.12') in height) (see Figures 1 and 3)
  - Yard, Front, 7.0 m (22.96')
  - Yard, Side, 3.0 m (9.84')
  - Yard, Side (when no lane access exists for accessory building, 6.0m (19.68')
  - Yard, Side (when common driveway shared with abutting lot or adjacent to a public lane or public street), 3.0 m (9.84')
  - Yard, Rear, 16.5 m (54.13')
- (c) Accessory Dwelling Unit (excluding fences), ground floor (see Figure 2)
  - Yard, Front, 7.0 m (22.97') past the rear face of the principal building
  - Yard, Side, 2.0 m (6.56')
  - Yard, Rear, 2.0 m (6.56')
- (d) Accessory Dwelling Unit, second floor (see Figure 1)
  - Yard, Front, 7.0 m (22.97') past the rear face of the principal building
  - Yard, Side, 3.0 m (9.84')
  - Yard, Rear, 2.0 m (6.56')
- (9) Alternative minimum permitted setbacks for the R3-CH zone (see Figure 4) are as follows (see special requirements, section 58.2 (13):
  - (a) Principal Building
    - Yard, Front, 5.0 m (16.40')
    - Yard, Side (one side), 0.0 m
    - Yard, Side (one side), 5.0 m (16.40')
    - Yard, Rear, 16.5 m (54.13')
  - (b) Accessory Dwelling Unit (excluding fences)
    - Yard, Front, 7.0 m (22.97') past the rear face of the principal building)
    - Yard, Side (one side), 0.0 m
    - Yard, Side (one side), 5.0 m (16.40')
    - Yard, Rear, 2.0 m (6.56')
- (10) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a public road other than a lane is 6.0 m (19.69').

### **Maximum Building Height**

- (11) The maximum permitted building heights for the R3-CH zone are as follows (see Figure 3):
  - (a) Principal Building, 9.0 m (29.53')
  - (b) Accessory Building with Coach House over parking garage, 7.5 m (24.61')
  - (c) Accessory Dwelling Unit, Garden Suite, 5.0 m (16.40')
  - (d) Accessory Building with no Coach House, 5.0 m (16.40')

### **Maximum Eave line Height**

- (12) The maximum permitted eave line height, for all eave lines, is:
  - (a) Principal Building, 7.0 m (22.96')
  - (b) Accessory Building with Coach House, 5.5 m (18.04')
  - (c) Accessory Building with Garden Suite, 3.0 m (9.84')

## Conditions of Use

- (13) The conditions of use for the R3-CH zone are as follows:
- (a) The setbacks under subsection (9) require that each lot on the plan of subdivision must
    - (i) be developed with the side yards oriented consistently with each other (see Figure 4), and
    - (ii) have an easement on title allowing the abutting owner the right of access for maintenance purposes.
  - (b) In an accessory building with a dwelling unit, the outdoor, at-grade useable amenity space must be immediately adjacent to and accessible from the entry of the dwelling unit.
  - (c) Despite sections 33, 35 and 58.2 (8) and 58.2 (9), the following projections of a principal building are allowed into the yard, front:
    - (i) decks and porches where the top of the deck floor is no more than 1.5 m (4.92') above existing grade;
    - (ii) decks and porches that project no more than 2.0 m (6.56') into the front yard; and
    - (iii) decks on the second storey that project no more than 2.0 m (6.56') into the front yard.
  - (d) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
    - (i) the number of residents does not exceed three, and
    - (ii) the use is within the principal building only
  - (e) No fences are permitted over:
    - (i) 1.2 m (3.94') in height in the required yard, front or yard, rear;
    - (ii) 1.8 m (5.91') in height in the required yard, side; or
  - (f) Despite section 5, the gross floor area for the purpose of the R3-CH zone does not include decks or porches where walls and glazing do not exist.
  - (g) Driveway access must be shared by both the principal building and accessory building.
  - (h) If a lane exists, all site parking must be accessed from the lane and not from the street.
  - (i) Individual driveway widths, where lane access is not available, must not exceed 3.0 m (9.84') of the lot frontage from the front property line to the public road.

**Figure 1**

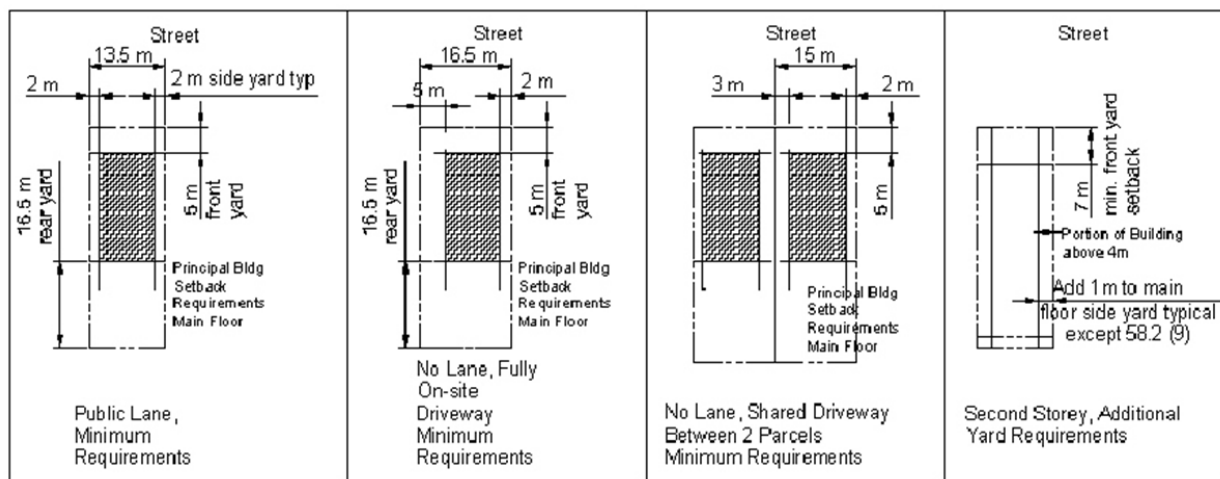


Figure 2

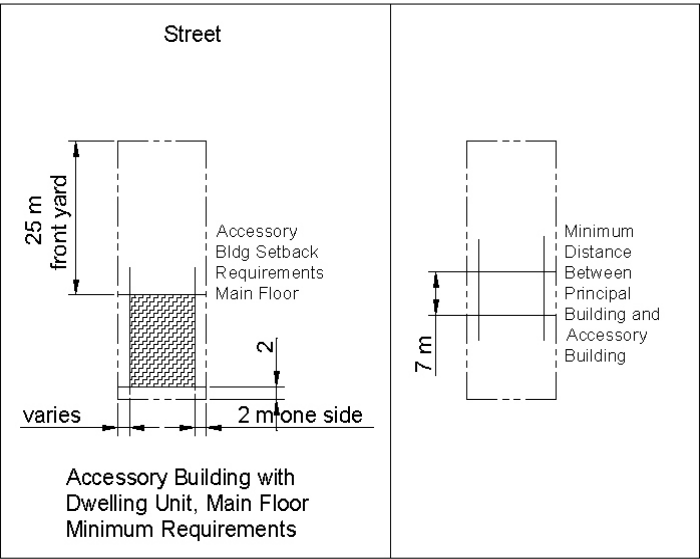


Figure 3

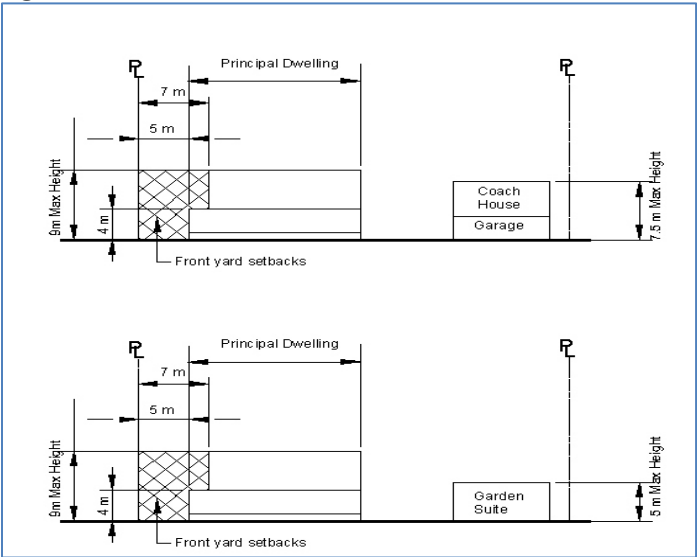


Figure 4

