



## PART 3.144 – R-109 ZONE, RUSSELL STREET SUPPORTIVE HOUSING DISTRICT

### 3.144.1 Definitions

In this part, Assisted Living Facility means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and other assisted living services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises

### 3.144.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Assisted Living Facility
- c. Public Building
- d. Home occupation subject to the regulations in Schedule “D”
- e. Accessory Buildings subject to the regulations in Schedule “F”

### 3.144.3 Lot Area

- |                              |                    |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 1330m <sup>2</sup> |
|------------------------------|--------------------|

### 3.144.4 Floor Area, Floor Space Ratio

- |                                       |                    |
|---------------------------------------|--------------------|
| a. <u>Total floor area</u> (maximum)  | 1330m <sup>2</sup> |
| b. <u>Floor space ratio</u> (maximum) | 1:1                |

### 3.144.5 Height, Storeys

- |   |       |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 10.7m |
| b. <u>Storeys</u> (maximum)                   | 3     |

### 3.144.6 Setbacks, Projections

- |  |      |
|--|------|
| a. <u>Front yard setback</u> (minimum) | 4.0m |
| b. <u>Rear yard setback</u> (minimum)  | 3.0m |
| c. <u>Side yard setback</u> (minimum)  | 3.0m |

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**3.144.7 Site Coverage, Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

**3.144.8 Vehicle and Bicycle Parking**

- |                              |  |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

