

21.3 Non-Profit Residential (ZR3) – Williams Road (Seafair)

21.3.1 Purpose

The **zone** provides for a Provincial Government funded non-profit housing project.

21.3.2 Permitted Uses

- **housing, town**

21.3.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

21.3.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.58, together with an additional 0.1 **floor area ratio** provided that it entirely used to accommodate **amenity space**.

21.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 34% for **buildings**.

21.3.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **side yard** is 3.0 m.
3. The minimum **rear yard** is 6.0 m.

21.3.7 Permitted Heights

1. The maximum **height** for **buildings** is 9.7 m.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

21.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 4,200.0 m².

21.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

21.3.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum number of **parking spaces** per **dwelling unit** shall be 1.9 spaces for a combination of residents and visitor parking.

21.3.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.