

SECTION 15 - RESIDENTIAL R11 ZONE - R11

SECTION 15

RESIDENTIAL R11 ZONE

15.1 GENERAL PURPOSE OF THE R11 ZONE

This Zone provides for and regulates lodging houses including boarding houses, fraternity houses and sorority houses. It is intended that this Zone will be compounded with another appropriate Residential Zone.

15.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R11 Zone variation for any use other than the following uses:

- a) Lodging house class 2; (Z.-1-93172)
- b) Emergency care establishments.

15.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R11 Zone variation except in conformity with the regulations as set out below and in Table 15.3 or as set out on the Zoning Maps.

15.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R11 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 15.2 and/or Section 15.3 shall apply.

R11(1)	254-256 Hill Street		
a)	Additional Permitted Uses:		
	i)	Supervised Residence	
b)	Regulations		
	i)	Lot Frontage	12 metres (39.4 feet)
		(Minimum)	
	ii)	Interior Side	1.2 metres (3.9 feet) plus
		Yard Depth	0.6 metre (2.0 feet) for each storey
		(Minimum)	or part thereof above one storey
			per side, except that a one-storey private
			garage may be erected not less than 1.2 metre
			(3.9 feet) from a side lot line.
			(Z.-1-91025)

TABLE 15.3
RESIDENTIAL R11 ZONE
REGULATIONS FOR R11 ZONE VARIATIONS

Column	A		B
Line 1	RESIDENTIAL TYPE		Lodging House
2	ZONE VARIATIONS		R11
3	PERMITTED USES		See Section 15.2
4	LOT AREA (m ²) MINIMUM		550
5	<u>LOT FRONTAGE</u> (m) MINIMUM		15.0
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) (MINIMUM)	LOCAL STREET MAIN BUILDING	4.5
7		LOCAL STREET GARAGE	6.0
8		ARTERIAL	8.0
9		PRIMARY COLLECTOR	6.0
10		SECONDARY COLLECTOR	6.0
11	REAR YARD DEPTH (m) MINIMUM		7.0
12	INTERIOR SIDE YARD DEPTH (m) MINIMUM		1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except that where no private garage is attached to the dwellings, one side shall be 3.0 metres (9.8 feet)
13	LANDSCAPED OPEN SPACE (%) MINIMUM		30
14	LOT COVERAGE (%) MAXIMUM		45
15	HEIGHT (m) MAXIMUM		12.0