

Section 3.4.108

**INSTITUTIONAL 9****P9****Permitted Uses & Maximum Site Area**

<b>Permitted Use</b>	<b>Required Site Area</b>
a) Personal Care Facility	n/a
b) Personal Care Unit	
i) each unit	200m <sup>2</sup>
ii) each unit where a housing agreement is entered into	
c) Residential Unit	100m <sup>2</sup>

**Required Site Area**

The Required Site Area may be reduced by an amount equal to 25% of the Required Site Area multiplied by the percentage of on-site parking which is provided in an underground parking structure.

**Maximum Number and Size of Buildings and Structures**

Dwelling Units/parcel (Residential Use)	1
Height	
- Interior heated space	9.0m
- Roof	13.0m
Parcel coverage	46%
Floor Area Ratio	1.33

**Minimum Setback Requirements**

Front lot line	8.0m
Rear lot line	5.0m
Side lot line	3.0m

Except that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.