



Single Detached Residential Districts (Queen's Park) (RS-4)

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- 313 .1 The intent of this district is to support the objectives of the Queen's Park Heritage Conservation Area, designated in the Official Community Plan. This district provides additional density for lots developed with Queen's Park Advanced Category Houses, the preservation of which makes a significant contribution to the heritage value of the conservation area. This district allows single detached dwellings, secondary suites, and detached accessory dwellings in the Queen's Park neighbourhood.

Single Detached Residential Districts RS-4 Regulations

- 313 .2 Development of lots zoned RS-4 shall comply with the regulations and requirements of the Single Detached Residential Dwelling District (RS-1), except that in the case of a lot on which a *Queen's Park Advanced Category House* is located:
- (a) the maximum floor space ratio is 0.7; and
 - (b) notwithstanding section 310.18, the maximum permitted *detached accessory area* may exceed 10%, provided that there is a corresponding decrease in floor area of the principal building, the additional floor area is within a detached accessory dwelling unit, and the floor area of the detached accessory dwelling unit does not exceed 89 square metres (958 square feet) .