

PART 11.2 - KM-MD ZONE, KINGSTON AND MONTREAL STREETS MULTIPLE DWELLING AND MARINE COMMERCIAL DISTRICT

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) <u>restaurants</u>; (b) <u>multiple dwellings</u>; (c) parking and loading facilities; (d) docks, wharves, piers and similar structures used or intended to be used for or in connection with the use and enjoyment of the Victoria Harbour or for navigational purposes, including offices for those purposes; (e) facilities for the design, construction, repair, maintenance, and sale of marine vessels, including work on hulls, decks, holds and engines; (f) activities associated with sport or commercial fishing, ship chandlers, and diving equipment shops; (g) retail businesses associated with the fishing industry; (h) radio and radar sales and service facilities; (i) storage, repair and supply of fishing equipment; (j) electrical shops; (k) bulk storage of oil, gasoline or propane, the volume of which may not exceed 130,000 l on any <u>lot</u>.
Height	2	No <u>building</u> may exceed 28m in height, measured from 7.0 geodetic.
Minimum Lot Size	3	For any water <u>lot</u> , the minimum <u>area</u> of the <u>lot</u> shall be 974m ² .
	4	For any other <u>lot</u> , the minimum <u>area</u> of the <u>lot</u> shall be 6750m ² .
Floor Area	5	For any water lot, at least 974m ² floor area shall be used as permitted in Section 1, paragraphs (d) through (k), inclusive.
	6	Not more than 2920m ² of floor <u>area</u> of all <u>buildings</u> on all of the <u>lots</u> may be used as permitted in Section 1, paragraphs (a) and (d) through (k), inclusive.
	7	Subject to the provisions of Section 8, not more than 8820m ² of floor <u>area</u> of any <u>building</u> on the <u>lot</u> , other than a water <u>lot</u> , may be used as <u>multiple dwellings</u> .

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- 8 Where two lots are developed at the same time, one of which is a water lot on which at least 974m² is devoted to the uses permitted pursuant to Section 1, paragraphs (d) through (k), not more than 16400m² of floor area on all other lots may be used for multiple dwellings.
- Setbacks
- 9 The minimum setback from Kingston Street shall be 16m except for any Porte-cochere which shall be at least 12m from Kingston Street.
- 10 The minimum setback from Montreal Street shall be 14m, except for any Porte-cochere which shall be at least 7m from Montreal Street.
- 11 The minimum setback from the northeast lot line shall be 2.4 m.
- 12 The provisions of Section 11 do not apply to any steps or parking structure at or below 8.0 m geodetic.
- 13 Notwithstanding the provisions of Section 11, any portion of a building above 8m geodetic shall be at least 16m from the northeast lot line.
- 14 Not more than 25 parking spaces may be located above 5m geodetic.