

## PART 2.152 – R2-58 ZONE, TORONTO STREET CONVERSION DISTRICT

### 2.152.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw

- a. Multiple Dwelling created through a house conversion of a building constructed prior to 1928 with no more than three self-contained dwelling units
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings, subject to the regulations in Part 2.152.8, and for matters not regulated under Part 2.152.8, the regulations in Schedule “F”.

### 2.152.2 Lot Area

- a. Lot area (minimum) 423m<sup>2</sup>

### 2.152.3 Floor Area, Floor Space Ratio

- a. Floor space ratio (maximum) 0.55:1
- b. Floor area per dwelling unit (minimum) 38.5m<sup>2</sup>

### 2.152.4 Height, Storeys

- a. Principal building height (maximum) 9.8m
- b. Storeys (maximum) 2.5
- c. Roof deck permitted
- d. Area of roof deck (maximum) 2.7m<sup>2</sup>

### 2.152.5 Setbacks, Projections

- a. Setback from the lot line along Toronto Street (minimum) 3.95m
- b. Rear yard setback (minimum) 4.6m
- c. Side yard setback – East (minimum) 2.85m
- d. Side yard setback – West (minimum) 2.51m
- e. Combined side yard setback (minimum) 5.36m

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### 2.152.6 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 60% |

### 2.152.7 Vehicle and Bicycle Parking

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|---|--|
| a. <u>Vehicle and bicycle parking</u> (minimum) | No parking is required for buildings constructed prior to 1928 |
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### 2.152.8 Accessory Building Regulations

- |  |       |
|--|-------|
| a. <u>Rear Yard Setback</u> (minimum)  | 0.3m  |
| b. <u>Side Yard Setback</u> – East (minimum)   | 0.37m |
| c. Separation space between an <u>accessory building</u> and the principal <u>building</u> (minimum) | 1.73m |

Bylaw 19-074 adopted October 17, 2019