

PART 2.3 - R-K ZONE, MEDIUM DENSITY ATTACHED DWELLING DISTRICT

Permitted Uses	<p>1. The following uses are permitted</p> <p>(a) all uses permitted in the R1-S2 Zone, Restricted Small Lot (Two-Storey) District, subject to the regulations applicable in that zone,</p> <p>(b) all uses permitted in the R1-B Zone, Single Family Dwelling District (Part 1.2), subject to the regulations applicable to that Zone.</p> <p>(c) all uses permitted in the R-2 Zone, Two Family Dwelling District (Part 2.1), subject to the regulations applicable to that Zone;</p> <p>(d) <u>attached dwellings</u>, subject to the regulations contained in this Part;</p> <p>(e) <u>hospitals</u>, subject to the regulations applicable in the R-2 Zone, Two Family Dwelling District;</p> <p>(f) nursing homes, subject to the regulations applicable in the R-2 Zone, Two Family Dwelling District</p>
Number of Dwellings on a lot	2. Subject to the restrictions hereafter mentioned, any number of <u>attached dwellings</u> may be erected on one lot.
No more than 4 units per dwelling	3. No <u>attached dwelling</u> shall contain more than 4 <u>dwelling units</u> .
Connecting Dwellings	4. No <u>attached dwelling</u> shall be connected with another <u>attached dwelling</u> , unless the connection is an open carport.
Minimum Site Area	<p>5. The minimum surface <u>area</u> of a <u>lot</u> shall be the greater of:</p> <p>(a) 555m², or</p> <p>(b) the number of <u>dwelling units</u> on the <u>lot</u> multiplied by 185m².</p>
Floor Space Ratio	6. The maximum <u>floor space ratio</u> shall be 0.6 to 1.
Site Coverage	7. The <u>buildings</u> on a <u>lot</u> , including <u>accessory buildings</u> , shall not occupy more than 33% of the surface <u>area</u> of the <u>lot</u> .
Landscaping	8. Not less than 45% of the surface <u>area</u> of the <u>lot</u> shall at all times be maintained as a landscaped area.
Front Yard Coverage	9. Not more than 30% of the required <u>front yard</u> area shall be paved or used for the parking of motor vehicles.
Parking	10. On each <u>lot</u> there shall be provided and maintained a number of parking spaces for automobiles equal to not less than 1.5 spaces for each <u>dwelling unit</u> on the <u>lot</u> .

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Street Setback	11. Not more than one-third of the number of spaces for the parking of motor vehicles on any <u>lot</u> may be immediately behind other parking spaces.
Yard Setbacks	12. No part of any <u>building</u> shall be closer than 6m from the <u>street frontage</u> . 13. The average distance of the walls of a <u>building</u> facing the <u>street frontage</u> shall be not less than 7.5m, provided that (for the purpose of this calculation) only those parts of the <u>building</u> that are not more than 9m from the <u>street frontage</u> shall be taken into account. 14. The minimum <u>width</u> of the <u>side yard</u> and <u>rear yard</u> and the minimum <u>separation space</u> shall be: (a) in respect of blank walls and windows of non-habitable rooms 2.5m; (b) in respect of main windows of habitable rooms other than a living room 4m; (c) in respect of main windows of a living room 7.5m.
Eaves	15. Eaves shall not overhang the main side walls of the <u>building</u> in excess of 75 cm unless the minimum <u>side yard</u> applicable is increased in width by the amount that the overhang exceeds 75 cm.
Porches	16. Entrance porches and <u>steps</u> may project from the main wall into the setback area, for a maximum distance of 1.6m
Separation Space	17. The minimum distance between the 2 nearest walls of any two <u>attached dwellings</u> on one <u>lot</u> shall be the sum of the maximum separation distances applicable to the 2 walls, and shall in no case be less than 5m, but such distance may include one or more open car ports, whether or not they are connected to either or both of the <u>attached dwellings</u>
Maximum Height	18 (1)The maximum <u>height</u> of a <u>building</u> shall be 8.5m from <u>grade</u> to the highest ceiling. (2)Despite subsection (1) and the regulations in the R-2 Zone, Two Family Dwelling District, a <u>nursing home</u> must not exceed 7.6m nor 2 <u>storeys</u> in <u>height</u> . (3)Despite the definition of <u>basement</u> in Schedule A, for the purposes of subsection (2) a <u>storey</u> includes a <u>basement</u> that has a floor that is located less than 1.2m below <u>grade</u>
Third Floor Area	19. The third <u>storey</u> of a <u>building</u> shall not have a floor <u>area</u> larger than 60% of the floor <u>area</u> of any other <u>storey</u> .
Minimum Lot Width	20. The minimum <u>width</u> of a <u>lot</u> shall be 18m.

Definitions

21. In this Part, unless the context otherwise requires:

"floor space ratio" means the ratio which the total floor area of all the buildings on a lot other than open car ports or garages bears to the area of the lot on which the buildings stand

"living room" means a habitable room not used for sleeping or dining;

"separation space" means the horizontal distance at right angles from a window measured from a point at grade on the outside surface of the wall in which the window is situated;

"window" includes a door with an area of glass or other transparent material sufficiently large to serve as a window.

"main window" means window area on the same wall face, providing the minimum light area required by the provisions of the National Building Code

Note: For parking requirements see Schedule C.