

# PART 1.139 – R1-44 ZONE, COLLINSON RESTRICTED CONVERSION DISTRICT

## 1.139.1 Permitted Uses in this Zone

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

- a. Single family dwelling with no more than one of the following accessory uses: Secondary suite; or Garden suite subject to the regulations in Schedule “M”
- b. Multiple dwelling created through a house conversion of a building constructed prior to 1931, with no more than six self-contained dwelling units
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory buildings subject to the regulations in Schedule “F”
- e. Public building

## 1.139.2 Lot Area

- |                               |                   |
|-------------------------------|-------------------|
| a. <u>Lot area</u> (minimum)  | 613m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 16m               |

## 1.139.3 Floor Area, Floor Space Ratio of the Principal Building

- |  |                   |
|--|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (minimum)  | 70m <sup>2</sup>  |
| b. Floor <u>area</u> for a <u>single family dwelling</u> , of the first and second <u>storeys</u> combined (maximum) | 280m <sup>2</sup> |
| c. Floor <u>area</u> for a <u>single family dwelling</u> , of all floor levels combined (maximum)                    | 300m <sup>2</sup> |
| d. Floor <u>area</u> for a <u>multiple dwelling</u> , of all floor levels combined (maximum)                         | 355m <sup>2</sup> |
| e. Floor <u>area</u> for individual <u>dwelling units</u> for <u>multiple dwelling</u> (minimum)                     | 29m <sup>2</sup>  |
| f. <u>Public buildings</u>   | Not applicable    |

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

## PART 1.139 – R1-44 ZONE, COLLINSON RESTRICTED CONVERSION DISTRICT

### 1.139.4 Height, Storeys

- |   |  |
|---|--|
| a. Principal <u>building height</u> (maximum) | 7.6m in <u>height</u> and 2 <u>storeys</u> for a <u>single family dwelling</u> |
| b. <u>Public building</u> (maximum)           | 11m in <u>height</u> and 3 <u>storeys</u>                                      |
| c. Roof deck                                  | Not permitted  |

### 1.139.5 Setbacks, Projections

- |  |  |
|--|--|
| a. <u>Front yard setback</u> (minimum)                               | 7.5m   |
| Except for the following maximum projections into the setback:       |  |
| • Steps less than 1.7m in <u>height</u>                              | 2.5m   |
| • porch  | 1.6m   |
| b. <u>Rear yard setback</u> (minimum)                                | 7.5m or 25% of lot depth whichever is greater  |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width whichever is greater<br>3.0m for one <u>side yard</u> when the <u>lot</u> is not serviced by a rear lane |
| d. Combined <u>side yard setbacks</u> (minimum)                      | 4.5m   |
| e. Eave projection into <u>setback</u> (maximum)                     | 0.75m  |

### 1.139.6 Site Coverage

- |                                   |     |
|-----------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
|-----------------------------------|-----|

### 1.139.7 Vehicle and Bicycle Parking

- |                              |  |
|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule "C" |
|------------------------------|--|

Bylaw 18-032 adopted May 3, 2018

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw