

PART 2.134 – RK-26 ZONE, ONTARIO STREET TOWNHOUSE DISTRICT

2.134.1 Permitted Uses in this Zone

The only uses permitted in this Zone are:

- a. All of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable in that zone;
- b. Two family dwellings, subject to the regulations contained in this Part;
- c. Attached dwellings, subject to the regulations contained in this Part.

2.134.2 Lot Area, Lot Width

- a. Lot area (min.)
The minimum surface area of a lot shall be the greater of:
 - (a) 555m², or
 - (b) The number of dwelling units on the lot multiplied by 165 m²
- b. Average lot width (min.) 18m

2.134.3 Floor Space Ratio

- a. Floor space ratio (max.) 0.7:1
- b. Floor area per dwelling unit in a two family dwelling (min.) 46m²
- c. Floor area, for the first and second storeys combined in a two family dwelling (max.) 280m²
- d. Floor area, of all floor levels combined in a two family dwelling (max.) 380m²

2.134.4 Height, Storeys, Roof Decks

- a. Building height (max.) 8.5m from grade to the highest ceiling
- b. Storeys (max.) 3
- c. Roof deck Not permitted

2.134.5 Setbacks, Separation Space

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| a. <u>Front yard setback</u> (min.) | 2.6m |
| except for the following maximum projections into the <u>setback</u> : | |
| • patio | 1.1m |
| • steps | 0.8m |
| b. <u>Rear yard setback</u> (min.) | (a) 5.4m from the first and second storeys of a <u>building</u> ; |
| | (b) 7.5m from the main windows of <u>habitable rooms</u> located in a third <u>storey</u> of a <u>building</u> . |
| c. <u>Side yard setback</u> (min.) | (a) 2.5m from blank walls and windows of non-habitable rooms; |
| | (b) 4m from main windows of <u>habitable rooms</u> other than a <u>living room</u> ; |
| | (c) 7.5m from main windows of a <u>living room</u> . |
| d. Ease projections into <u>setback</u> (max.) | 0.75m |
| e. Separation Space | The minimum distance between the two nearest walls of any two <u>buildings</u> on one <u>lot</u> shall be no less than 4m unless the main windows of <u>habitable rooms</u> are proposed in both of the two nearest facing walls whereby the minimum distance shall be 8m. |

2.134.6 Site Coverage, Landscaping, Front Yard Coverage, Number of Units

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| a. <u>Site coverage</u> (max.) | 36% |
| b. Landscaping | Not less than 39% of the surface <u>area</u> of the <u>lot</u> shall at all times be maintained as a landscaped area. |
| c. Number of <u>dwelling units</u> per <u>attached dwelling</u> (max.) | 4 |
| d. Number of <u>buildings</u> on a lot (max.) | 3 |
| e. Connecting Dwellings | No <u>attached dwelling</u> or <u>two family dwelling</u> shall be connected with another <u>attached dwelling</u> or <u>two family dwelling</u> , unless the connection is an open carport. |

2.134.7 Vehicle and Bicycle Parking

- a. Vehicle and Bicycle parking (min.) Subject to the regulations in Schedule "C"

2.134.8 Definitions

In this Part:

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