

PART 2.146 – RK-M ZONE, Montreal Street Ground-Oriented Dwelling District

2.146.1 Definitions

In this Part, “ground-oriented multiple dwelling” means a building containing three or more self-contained dwelling units, at least half of which have individual and direct access to the ground.

2.146.1 Permitted Uses in this Zone

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

All of the uses permitted under Part 1.2 for the R1-B Zone, Single Family Dwelling District, subject to the regulations applicable to that zone

- a. All of the uses permitted under Part 2.1 for the R-2 Zone, Two Family Dwelling District, subject to the regulations applicable to that zone
- b. Ground-oriented multiple dwelling, subject to the regulations contained in this Part.

2.146.2 Lot Area

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|-------------------------------|------------------------------|
| a. <u>Lot area</u> (minimum) | 925m ² |
| b. <u>Lot width</u> (minimum) | 30m average <u>lot width</u> |

2.146.3 Floor Area, Floor Space Ratio

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|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum) | 855m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.92:1 |

2.146.4 Height, Storeys

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|---|---------------|
| a. Principal <u>building height</u> (maximum) | 7.60m |
| b. <u>Storeys</u> (maximum) | 2 |
| c. <u>Roof deck</u> | Not permitted |

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2.146.5 Setbacks, Projections

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|---|--------|
| a. <u>Setback</u> (Montreal Street) (minimum) | 2.59 m |
| except for the following maximum projections into the <u>setback</u> : | |
| Steps | 2.0 m |
| • <u>Porch</u> | 1.6 m |
| b. <u>Setback</u> (lane-east) (minimum) | 0.0 m |
| c. <u>Interior yard setback</u> (south) (minimum) | 0.0 m |
| d. <u>Setback</u> (Niagara Street) (minimum) | 2.4 m |
| • Steps | 2.0 m |
| • <u>Bike Storage</u> | 1.0 m |
| • <u>Porch</u> | 0.8 m |
| e. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a <u>setback</u> (maximum) | 1.5 m |

2.146.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 73% |
| b. <u>Open site space</u> (minimum) | 14% |

2.146.7 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Vehicle parking for a <u>ground-oriented multiple dwelling</u> (minimum) | 1.0 space per <u>dwelling unit</u> |
| c. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 18-001 adopted May 10, 2018

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