

PART 2.149 – R-2-T ZONE, TWO SINGLE FAMILY DWELLINGS DISTRICT

2.149.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Up to 2 single family dwellings, subject to regulations in this Part

2.149.2 Definition

For the purposes of Part 2.149, the North Building is defined as the building on the northern portion of the lot, and the South Building is defined as the building on the southern portion of the lot.

2.149.3 Lot Area

a. <u>Lot area</u> (minimum)	625m ²
b. <u>Lot width</u> (minimum)	13.74m average <u>lot width</u>

2.149.4 Floor Area, Floor Space Ratio, Site Coverage

a. <u>Floor space ratio</u> (maximum)	0.3:1
b. <u>Site Coverage</u> (maximum)	40%

2.149.5 South Building Height, Storeys, Floor Area

a. <u>Total floor area</u> (m) – maximum	90m ²
b. Combined floor <u>area</u> (m) – maximum	132m ²
c. <u>Building height</u> (maximum)	5.5m
d. <u>Storeys</u> (maximum)	1 storey
e. <u>Roof Deck</u> – not permitted	
f. <u>Basement</u> – permitted	

PART 2.149 – R-2-T ZONE, TWO SINGLE FAMILY DWELLINGS DISTRICT

2.149.6 South Building Setbacks	
a. <u>Setback</u> from Gladstone Avenue – minimum	4.7m
b. Rear – minimum	30m
i. Projections (stairs) – maximum	3m
c. Side (east) – minimum	3.5m
d. Side (west) – minimum	0.5m
e. <u>Combined side yard</u> – minimum	4m

2.149.7 North Building Height, Storeys, Floor Area	
a. <u>Total floor area</u> (m) – maximum	80m ²
b. Combined floor <u>area</u> (m) – maximum	160m ²
c. <u>Building height</u> – maximum	5.6m
d. <u>Storeys</u> – maximum	1 storey
e. <u>Roof Deck</u> – not permitted	
f. <u>Basement</u> – permitted	

2.149.8 North Building Setbacks	
a. <u>Setback</u> from Gladstone Avenue (front) – minimum	25m
i. Projections (stairs) – maximum	2.5m
b. Rear – minimum	5.4m
i. Projections (stairs) – maximum	2.6m
c. Side (east) – minimum	0.9m
d. Side (west) – minimum	3.5m
e. <u>Combined side yard</u> – minimum	4.4m

2.149.9 Parking
The regulations in Schedule "C" shall apply in this Zone.

PART 2.149 – R-2-T ZONE, TWO SINGLE FAMILY DWELLINGS DISTRICT

2.149.10 General Regulations

Except as provided in this Part, the regulations applicable to the R1-B Zone, Single Family Dwelling District apply in this Zone.

Bylaw 19-009 adopted April 25, 2019