

## PART 2.153 – RK-VW2 ZONE, VIC WEST ATTACHED DWELLING (DOUBLE ROW – GENERAL AREA) DISTRICT

### 2.153.1 Definitions

In this Part:

- a. “ground-oriented multiple dwelling” means a building used or designed as three or more self-contained dwelling units, each having direct access to the outside at grade level
- b. “residential lock-off unit” means a self-contained dwelling unit within a ground-oriented multiple dwelling with a lesser floor area than that of the principal dwelling unit from which it may be locked off, which must have both independent external access and shared internal access

### 2.153.2 Permitted Uses in this Zone

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

- a. all 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. all uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- c. attached dwellings
- d. ground-oriented multiple dwellings
- e. residential lock-off unit

### 2.153.3 Additional Provisions for Attached Dwellings and Ground-Oriented Multiple Dwellings

- a. For attached dwellings and ground-oriented multiple dwellings:
  - i. in this Part, “Street Boundary”, “Street Frontage” or “Street Line” means the boundary between a lot and a street provided that where a lot is bounded either in whole or in part by more than one street, the street boundary shall be deemed to be the widest boundary of the lot abutting a street, or when two or more boundaries are equal, the boundary the lot has in common with the widest of the abutting streets
  - ii. any building on the lot used as an attached dwelling or ground-oriented multiple dwelling shall be constructed so that the longest face of the building runs parallel to the street boundary

### 2.153.4 Lot Area, Number of Buildings

- a. Lot area (minimum) 1,185m<sup>2</sup>
- b. Lot width (minimum) 30m
- c. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part

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### 2.153.5 Floor Space Ratio

- |                                       |        |
|---------------------------------------|--------|
| b. <u>Floor space ratio</u> (maximum) | 0.85:1 |
|---------------------------------------|--------|

### 2.153.6 Height, Storeys

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|---|------|
| a. Principal <u>building height</u> (maximum) | 8.2m |
| b. <u>Storeys</u> (maximum)                   | 2.5  |

### 2.153.7 Setbacks, Separation Space

- |   |  |
|---|--|
| a. <u>Front yard setback</u> (minimum)  | 3.5m   |
| b. <u>Rear yard setback</u> (minimum)   | 7.5m   |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)  |  |
| i. where there is no laneway located to the rear  | <u>Building</u> closest to front <u>lot line</u> –<br>1.5m<br><u>Building</u> closest to rear <u>lot line</u> –<br>4m  |
| ii. where there is a laneway located to the rear of a site  | 1.5m   |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum)                                    | 1.5m   |
| e. <u>Setback</u> for any part of an underground parkade projecting above <u>grade</u> (minimum)                      | 7.5m or,<br>3.5m provided that no part of the underground parkade projects higher than any point of the <u>finished grade</u> at the <u>lot line</u> with any adjoining <u>lot</u> used primarily for residential purposes |
| f. Distance between parallel rows of <u>attached dwellings</u> or <u>ground-oriented multiple dwellings</u> (minimum) | 7m   |

### 2.153.8 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |