

PART 3.134 – R-100 ZONE, RICHMOND ROAD MULTIPLE DWELLING DISTRICT

3.134.1 Permitted Uses in this Zone

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

Two family dwelling, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw

Attached dwelling and semi-attached dwelling, subject to the regulations set out in Part 2.138 of the Zoning Regulation Bylaw

Multiple dwelling, subject to the regulations set out in this Part

- a. Accessory Buildings subject to the regulations in Schedule “F”

3.134.2 Lot Area

- | | |
|---------------------------------------|---------------------|
| a. <u>Lot area</u> (minimum) | 690.0m ² |
| b. <u>Lot width</u> (minimum average) | 15.0m |

3.134.3 Floor Area, Floor Space Ratio

- | | |
|---------------------------------------|-------------------|
| a. <u>Total floor area</u> (maximum) | 547m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.78:1 |

3.134.4 Height, Storeys

- | | |
|---|---------------|
| a. Principal <u>building height</u> (maximum) | 9.7m |
| b. <u>Storeys</u> (maximum) | 3 |
| c. <u>Roof deck</u> | Not permitted |

3.134.5 Setbacks, Projections

- | | |
|---|--------|
| a. <u>Front yard setback</u> (minimum) | 6.0m |
| b. <u>Rear yard setback</u> (minimum) | 16.00m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 4.0m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum) | 6.0m |
| e. Notwithstanding section 27(1) of the General Regulations, the <u>setback</u> requirements in this zone shall be interpreted as though the <u>street line</u> or <u>street frontage</u> is Richmond Road. | |

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3.134.6 Site Coverage, Open Site Space

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|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum) | 50.00% |
| b. <u>Open site space</u> (minimum) | 30.00% |

3.134.7 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” |

[NOTE: Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]

Bylaw 21-023 adopted June 24, 2021

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