

PART 3.158 – URMD-2 Zone, Urban Residential Multiple Dwelling (Douglas Street) District

3.158.1 Definitions

In this Part, Assisted living facility means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and one or two prescribed services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises.

3.158.2 Permitted Uses in this Zone

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

- a. Assisted living facility, subject to the regulations set out in this Part
- b. Multiple dwelling, subject to the regulations set out in this Part
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.158.3 Lot Area

- | | |
|------------------------------|----------------------|
| a. <u>Lot area</u> (minimum) | 1840.0m ² |
|------------------------------|----------------------|

3.158.4 Floor Space Ratio and Number of Buildings

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|---|--------|
| a. <u>Floor space ratio</u> (maximum) | 2.45:1 |
| b. Notwithstanding section 19, General Regulations, up to two <u>buildings</u> other than an <u>accessory building</u> may be erected or used on one <u>lot</u> . | |

3.158.5 Height, Storeys

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|---|-------|
| a. Principal <u>building height</u> (maximum) | 18.5m |
| b. <u>Storeys</u> (maximum) | 6 |

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3.158.6 Setbacks, Projections

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|--|-------|
| a. <u>Setback</u> from Douglas Street (minimum) | 4.0m |
| b. <u>Setback</u> from Battery Street (minimum) | 10.0m |
| c. <u>Setback</u> from interior <u>lot lines</u> (minimum) | 6.0m |
| d. <u>Setback</u> from Niagara Street (minimum) | 4.0m |
| e. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a setback (maximum) | 1.80m |
| f. Separation space between <u>buildings</u> (minimum) | 5.0m |

3.158.7 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum) | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

3.158.8 Vehicle and Bicycle Parking

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|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule "C" |

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

