



## 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. Lot area (minimum) 1840.0m<sup>2</sup>

### 3.158.4 Floor Space Ratio and Number of Buildings

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

### 3.158.5 Height, Storeys

- a. Principal building height (maximum) 18.5m
- b. Storeys (maximum) 6

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### 3.158.6 Setbacks, Projections

- |  |       |
|--|-------|
| 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]

