

106. RESIDENTIAL DISTRICT (R6)

This District provides for the use and development of row housing. (B/L No. 11032-99-12-13)

106.1 Uses Permitted:

- (1) Single family dwellings, subject to the regulations of the R5 District
- (2) Two family dwellings, subject to the regulations of the R5 District
- (3) Row housing
- (4) Group homes (B\L No. 10123-94-12-05)
- (5) Boarding, lodging or rooming houses for not more than 5 persons, when situated in a single family dwelling on a lot with an area of not less than 670 m² (7,212.06 sq.ft.), subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply. (B/L No. 13652-16-11-21)
- (6) Home occupations
- (7) Accessory buildings and uses
- (8) Repealed. (B/L No. 13063-12-05-14)
- (9) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.). (B/L No. 11153-00-11-06)

106.2 Height of Buildings:

The height of a building shall not exceed 9.0 m (29.53 ft.) or 2 storeys.

106.3 Lot Area and Width:

Each lot shall have an area of not less than 220 m² (2,368.14 sq.ft.) and a width of not less than 7.5 m (24.61 ft.), except the lot for the end unit which shall have an area of not less than 330 m² (3,552.21 sq.ft.) and a width of not less than 11.0 m (36.09 ft.). (B/L No. 5266-67-12-27)

106.4 Lot Coverage:

The maximum coverage shall be 40 percent, except in the case of a lot for an end unit, where the maximum shall be 35 percent.

106.5 Front Yard:

A front yard shall be provided of not less than 7.5 m (24.61 ft.) in depth.

106.6 Side Yards:

A side yard shall be provided of not less than 3.5 m (11.48 ft.) in width for each end unit, except that where the end wall contains living room windows, a side yard shall be provided of not less than 6.0 m (19.69 ft.) in width.

106.7 Rear Yard:

A rear yard shall be provided of not less than 10.5 m (34.45 ft.) in depth.

106.8 Off-Street Parking

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.