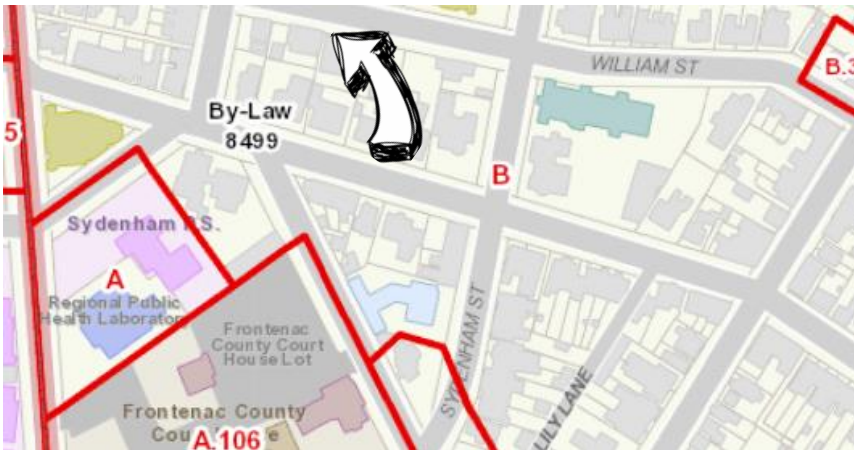


**Figure 1- Location Map: 186 William St, Kingston**



**Figure 2 - Zoning Map**

Excerpt from By-law 8499, Restricted area zoning By-Law of the Corporation Of The City of Kingston Map 19 Residential Zone B Three to Six Family Dwelling



(Full Zoning Provision Follows Below or click here:

<https://www.cityofkingston.ca/documents/10180/139730/City+of+Kingston+Restricted+Area+Zoning+Bylaw>)

**Section 13: General Provisions For Three To Six Family Dwelling Zone "B"**

13.1 Subject to compliance with the provisions of Section 5, the following provisions shall apply in B zones:

13.2 The following uses only shall be permitted in B zones:

- (a) uses permissible on Zone A subject to the provisions for Zone A,
- (b) three to six family dwellings,
- (c) boarding houses and rooming houses,
- (d) lay, religious fraternity, or boarding houses uses exclusively for purposes of habitation, residential nursing care for the elderly, or for congregational meetings and supervised by a religious body, a fraternal organization or a public authority and operated on a non-profit basis.

(By-Law Numbers 8499 – 1975; 83-168 – 1983)

- (e) existing buildings used for residential purposes only and owned, rented or managed by members of the Science '44 Co-operative Incorporated or the Alma Mater Society,

(By-Law Number 8499 – 1975)

- (f) Community Homes, subject to the provisions of Section 5.32 of this by-law,

(By-Law Numbers 79-6 – 1979; 87-236 – 1987; 91-17 – 1990)

- (g) Senior Citizen apartments,

- (h) accessory buildings to any use permitted in B zones.

(By-Law Number 8499 – 1975; 79-6 – 1979)

- (i) Residential Care Facilities, subject to the provisions of Section 5.34 of this by-law.

- (j) Community Support Home, subject to the provisions of Section 5.37 of this by-law.

(By-Law Number 91-17 – 1990)

- 13.3 The following regulations shall apply to lands, buildings, or structures erected in B zones, save as provided in Section 13.2 (a) of this by-law, provided however that any public or semi-public building, even though a permitted use within the A zone shall, when located in a B zone, conform to the B zone provisions.

(By-Law Number 8499 – 1975)

- (a) Maximum Height: 12.0m
- (b) Minimum Front Yard: 6.0m

(except where the nearest previously erected one to two family dwelling fronting on the same street and located within 30.0m of a building to be erected, structurally altered, enlarged or maintained has a front yard, excluding uncovered steps and eaves, of greater than 6.0m, in which case the minimum front yard shall be 1.5m greater than that of the previously erected building.)

(By-Law Numbers 8499 – 1975; 79-174 – 1979)

- (c) Minimum Side Yard (for buildings other than public or semi-public buildings):  $\frac{2}{5}$  the height of the main building
  - i. The minimum aggregate side yard width shall be a measurement equal to the height of the main building. The width of any lot adjoining a lane or a right-of-way over which the owner of the said lot has legal access shall, for the purpose of this sub-section of this by-law only, be assumed to include one-half of the width of the said lane or right-of-way.
  - ii. Minimum side yard width for a public or semi-public building; where a public or semi-public building is permitted in Zone B side yards shall be provided on each side, other than on a side facing a street, and each side yard shall have a width that is not less than one-half of the height of the building.

- (d) Minimum Rear Yard

The minimum rear yard requirement for any building permitted in the B Zone shall not at any point throughout its length be less than the greater of either of:

- (1) the height of the rear wall of the main building, or

(By-Law Number 8499 – 1975)

- (2) 25 per cent of the lot depth: provided however, that the depth of the rear yard need not exceed 7.5m.

(By-Law Numbers 8499 – 1975; 79-174 – 1979)

(e) Corner Lots

Corner lots shall be subject to front yard regulations on the two streets on which they abut.

(f) Courts

The least horizontal dimension of any court shall not be less than the height of such court.

(g) Maximum Percentage of Lot Coverage

- i. The maximum percentage of lot coverage by any building shall be 33 1/3 per cent of the total lot area.
- ii. In computing the percentage of lot coverage for any building on a lot which has a lane, or right-of-way over which the owner of the said lot has legal access extending along the side or along the rear thereof, one-half of the area of that portion of such lane or right-of-way which is adjacent to and bordering in such lot, not exceeding in any case ten per cent of the area of the lot proper, may be deemed to be a portion of that lot.

(By-Law Number 8499 – 1975)

(h) Maximum Density: 69 dwelling units per net ha.

(By-Law Numbers 8499 – 1975; 79-174 – 1979)

(i) Amenity Areas

As per Section 5.27 of this by-law.

(j) Parking

As per Section 5.3 of this by-law.

(k) Loading Areas

As per Section 5.4 of this by-law.

- (l) Accessory Buildings

As per Section 5.17 of this by-law

- (m) **Minimum Percentage of Landscaped Open Space**

30 per cent of the total lot area

(By-Law 8499; 2017-168)

#### **Section 14: General Provisions for Multiple Family Dwelling Zone "B1"**

14.1 subject to compliance with the provisions of Section 5, the following provisions shall apply in B1 zones:

14.2 The following uses only shall be permitted in B1 zones:

- (a) two-family dwellings,
- (b) multiple family dwellings,
- (c) bachelor apartments,
- (d) group dwellings, row dwellings,
- (e) public or private day schools,
- (f) churches, church halls,
- (g) libraries, art galleries and museums,
- (h) community halls,
- (i) institutions or homes, operated or supervised by a Children's Aid Society for the temporary care of children,

(By-Law Number 8499 – 1975)

- (j) Community Homes, subject to the provisions of Section 5.32 of this by-law.

(By-Law Numbers 79-6 – 1979; 87-236 – 1987; 91-17 – 1990)