

PART 3.119 – R-87 ZONE, FIFTH STREET MULTIPLE DWELLING DISTRICT

3.119.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Multiple dwelling accessory use
- c. Accessory building, subject to the regulations in Schedule “F”, except as otherwise specified by the regulations in this Part
- d. Two family dwellings, subject to the regulations set out in Part 2.1

3.119.2 Lot Area

- a. Lot area (minimum) 3500m²

3.119.3 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 1982m²
- b. Floor space ratio (maximum) 0.6 to 1
- c. Total floor area of all accessory buildings combined (maximum) 45m²

3.119.4 Number of Buildings

- a. Number of multiple dwellings on a lot (maximum) 3
- b. Number of accessory buildings (maximum) 1

3.119.5 Height, Storeys

- a. Principal building height (maximum) 11.15m
- b. Storeys (maximum) 3
- c. Roof deck Not permitted

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3.119.6 Setbacks, Projections

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|---|---|
| a. <u>Front yard setback</u> Quadra Street (minimum) | 3.5m, except <u>balconies</u> may project to within 1.85m of a <u>street boundary</u> |
| b. <u>Rear yard setback</u> Fifth Street (minimum) | 2.5m |
| c. <u>Side yard setback</u> from interior <u>lot line</u> south (minimum) | 2.85m |
| d. <u>Side yard setback</u> from interior <u>lot line</u> north (minimum) | 1.0m |

3.119.7 Site Coverage, Open Site Space

- | | |
|---|-----|
| a. <u>Site coverage</u> (maximum) | 31% |
| b. <u>Open site space</u> (minimum) | 18% |
| c. <u>Accessory buildings</u> may not be located in the <u>front yard</u> (Quadra Street) or in the <u>rear yard</u> (Fifth Street) | |

3.119.8 Vehicle and Bicycle Parking

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| a. Vehicle parking | Subject to the regulations in Schedule "C" |
| b. Bicycle parking | Subject to the regulations in Schedule "C" |

Bylaw 18-029 adopted July 26, 2018