

## PART 3.122 – R-90 ZONE, QUADRA STREET MULTIPLE DWELLING DISTRICT

### 3.122.1 Definitions

In this Zone:

- a. “Rooftop structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.

### 3.122.1 Permitted Uses in this Zone

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

- a. Attached dwelling, subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”

### 3.122.2 Lot Area

- |                              |                    |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 3730m <sup>2</sup> |
|------------------------------|--------------------|

### 3.122.3 Floor Space Ratio

- |                                       |       |
|---------------------------------------|-------|
| a. <u>Floor space ratio</u> (maximum) | 1.9:1 |
|---------------------------------------|-------|

### 3.122.4 Height, Storeys

- |  |        |
|--|--------|
| a. Principal <u>building</u> geodetic height (maximum)             | 27.45m |
| b. <u>Rooftop structures</u> may project into height (maximum)     | 5.0m   |
| c. <u>Storeys</u> (maximum) excluding any <u>rooftop structure</u> | 6      |

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### 3.122.5 Setbacks, Projections

- a. Quadra Street setback (minimum)
  - i. first and second storeys of a building 3.0m
  - ii. third storey of a building 5.0m
  - iii. fourth and fifth storeys of a building 7.0m
  - iv. sixth storey of a building 9.0m
- b. Setback from an internal boundary (minimum)
  - i. below the first storey of a building 1.5m
  - ii. first and second storeys of a building 4.8m
  - iii. third, fourth and fifth storeys of a building 5.7m
  - iv. sixth storey of a building 7.8m
- c. Convent Place setback (minimum)
  - i. below the third storey of a building 3.0m
  - ii. third, fourth and fifth storeys of a building 20.0m
  - iii. sixth storey of a building 23.0m
- d. Southgate Street setback (minimum)
  - i. below the fourth storey of a building 2.9m
  - ii. fourth and fifth storeys of a building 4.8m
  - iii. sixth storey of a building 6.6m
- e. Any balcony or privacy screen may project into a setback (maximum) 2.0m
- f. Any eave may project into a setback (maximum) 0.75m
- g. Rooftop structures setback (minimum) 3.0m from the outer edge of the roof

### 3.122.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 73.3%
- b. Open site space (minimum) 26.7%

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### 3.122.7 Vehicle and Bicycle Parking

- a. Subject to the regulations in Schedule “C”

Bylaw 19-020 Adopted February 28, 2019