

PART 6.100 – RMD-2 ZONE, RESIDENTIAL MIXED USE FORT STREET DISTRICT

6.100.1 Definitions

- a. In this part, rooftop structures 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.
- b. In this part, parapet means a vertical projection of a wall at the outer edge of a roof.

6.100.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Retail
- c. Personal services
- d. Restaurant
- e. Home occupation subject to the regulations in Schedule “D”

6.100.3 Siting of Permitted Uses

- a. All of the uses described in part 6.100.2 b. c. and d. must be located within the first or second storey of any building.
- b. Multiple dwellings must be located above the first storey of any building

6.100.4 Community Amenities

- a. As a condition of additional density pursuant to Part 6.100.5, the following community amenities must be provided:
 - i. The lands in this Zone being subject to a registered housing agreement ensuring all dwelling units built in this Zone will be occupied pursuant to residential rental tenure.
 - ii. Heritage designation of portions of the building located at 819 Fort Street.

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6.100.5 Floor Area, Floor Space Ratio

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|---|-------------------|
| a. <u>Floor space ratio</u> where the amenities have not been provided pursuant to Part 6.100.4 (maximum) | 2.25:1 |
| b. <u>Floor space ratio</u> where the amenities have been provided pursuant to Part 6.100.4 (maximum) | 6.17:1 |
| c. Exemption for <u>rooftop structures</u> (maximum) | 100m ² |
| d. Combined floor area for the uses described in part 6.100.2.b.c. and d (maximum) | 475m ² |

6.100.6 Height

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|--|-------|
| a. <u>Height</u> of main roof (maximum) | 30.0m |
| b. Projections into <u>height</u> (maximum): | |
| a. <u>Parapets</u> | 1.0m |
| b. <u>Rooftop structures</u> | 5.0m |

6.100.7 Setbacks, Projections

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|---|---------------------|
| a. <u>Front setback</u> (minimum) | |
| • For portions of a <u>building</u> above 12.5m in <u>height</u> | 4.0m |
| • For portions of a <u>building</u> above 15m in <u>height</u> | 5:1 (rise over run) |
| b. <u>Rear lot line setback</u> (minimum) | |
| • For portions of a <u>building</u> above 6m in <u>height</u> | 3.0m |
| c. Interior <u>lot line setback</u> (minimum) | |
| • For portions of a <u>building</u> above 12.5 m in <u>height</u> | 3.0m |
| d. Projections into interior <u>lot line setbacks</u> (maximum) | |
| • Cornices, fin walls, slab edges, eaves, window overhangs and sunscreens | 0.25m |
| e. Setback for rooftop structures from the outer edge of the roof (minimum) | 3.0m |

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6.100.8 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C”

- b. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 19-050 adopted September 5, 2019