

PART 3.140 – R-105 ZONE, MULTIPLE DWELLING (1125 FORT STREET) DISTRICT

3.140.1 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Public Building
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

3.140.2 Lot Area

- a. Lot area (minimum) 420m²

3.140.3 Floor Space Ratio

- a. Floor space ratio (maximum) 1.92:1

3.140.4 Height, Storeys

- a. Principal building height (maximum) 12.5m
- b. Storeys (maximum) 4

3.140.5 Setbacks, Projections

- a. Setback from the street boundary on Fort Street (minimum) 2.5
Except for the following maximum projections into the setback:

Steps	2.1m
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- b. Setback from the street boundary on Meares Street (minimum) 1.74m
- c. Side yard setbacks (minimum) 0.0m

3.140.6 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 81%
- b. Open site space (minimum) 16%

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3.140.7 Vehicle and Bicycle Parking

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| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 22-031 adopted September 8, 2022