

PART 3.143 – R-108 Multiple Dwelling (722 Discovery Street) District

3.143.1 Definitions

- a. “Assisted Living Facility” means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24-hour emergency response system, and one or two prescribed services as defined in the Community Care and Assisted Living Act are provided by or through the operator to three or more adults who are not related by blood or marriage to the operator of the premises.
- b. “Parapet” means a vertical projection of a wall at the outer edge of a roof.
- c. “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.

3.143.2 Permitted Uses in this Zone

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

- a. Assisted Living Facility
- b. Multiple dwelling
- c. Offices as an accessory use
- d. Public Building
- e. Accessory Buildings subject to the regulations in Schedule “F”

3.143.3 Lot Area

- a. Lot area (minimum) 1344m²

3.143.4 Community Amenities

As a condition of additional density pursuant to Part 3.143.5, the following community amenities must be provided through agreements with the City to secure:

- a. all dwelling units as affordable or below-market rental and all dwelling units are to be operated by a non-profit or government agency for 60 years, or the life of the building, whichever is greater
- b. a minimum of nine accessible and five adaptable dwelling units constructed in accordance with National Standards of Canada standards for barrier-free design
- c. a mid-block crosswalk on Discovery Street adjacent to the development

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3.143.5 Floor Area, Floor Space Ratio

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| a. <u>Floor space ratio</u> (maximum) | 3:1 |
| b. <u>Floor space ratio</u> (maximum) where the community amenities have been provided pursuant to Part 3.143.3 | 3.5:1 |

3.143.6 Height, Storeys

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| a. Principal <u>building height</u> (maximum) | 31m |
| b. Except for the following projections above maximum <u>height</u> (maximum) | |
| i. Parapets | 1.0m |
| ii. Rooftop Structures | 5.0m |

3.143.7 Setbacks, Projections

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| a. <u>Front yard setback</u> (minimum) | 10m |
| Except for the following maximum projections into the setback: | |
| i. Steps less than 1.7m in <u>height</u> | 2m |
| b. <u>Rear yard setback</u> for principal <u>building</u> (minimum) | 8m |
| c. Heat pumps | 3m |
| d. Bicycle enclosure | 1m |
| e. <u>Side yard setback</u> (west) (minimum) for principal <u>building</u> | 3m |
| f. <u>Side yard setback</u> (east) (minimum) | 2.5m |

3.143.8 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 50% |
| b. <u>Open site space</u> (minimum) | 50% |

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3.143.9 Rooftop Structure Size

- a. Rooftop Structure coverage of the building roof area (maximum) 20%

Except for solar heating panels and green roof systems

3.143.10 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”

[NOTE: The property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N]

Bylaw 23-018 adopted March 7, 2024

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw