

## PART 3.160 – R-118 ZONE, RICHMOND ROAD DISTRICT

### 3.160.1 Definitions

- a. In this Part, “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.
- b. In this Part, “parapet” means a vertical projection of a wall at the outer edge of a roof.

### 3.160.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Commercial uses:
  - i. business offices
  - ii. professional businesses
  - iii. retail stores
  - iv. restaurants
  - v. theatres
  - vi. clubs for social or recreational purposes
  - vii. high tech
  - viii. cultural facilities
  - ix. personal services
  - x. medical offices

### 3.160.3 Lot Area

- |                              |                     |
|------------------------------|---------------------|
| a. <u>Lot area</u> (minimum) | 1490 m <sup>2</sup> |
|------------------------------|---------------------|

### 3.160.4 Floor Area, Floor Space Ratio

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|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 2.91:1 |
|---------------------------------------|--------|

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### 3.160.5 Height, Storeys

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|-----------------------------------------------|--------|
| a. Principal <u>building height</u> (maximum) | 24.10m |
| b. <u>Storeys</u> (maximum)                   | 6      |
| c. Projections into <u>height</u> (maximum)   |        |
| a. <u>Parapets</u>                            | 1.0m   |
| b. <u>Rooftop Structures</u>                  | 5.0m   |

### 3.160.6 Setbacks, Projections

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|--------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| a. <u>Front yard setback</u> (minimum)                                                                 | 3.0m for the first <u>storey</u> of a <u>building</u><br>6.0m for portions of a <u>building</u> above the first <u>storey</u> |
| b. <u>Rear yard setback</u> (minimum)                                                                  | 6.0m                                                                                                                          |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)                                   | 0.0m for the first <u>storey</u> of <u>building</u><br>2.4m for portions of a <u>building</u> above the first <u>storey</u>   |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (minimum)                     | 2.40m                                                                                                                         |
| e. Any <u>balcony</u> or deck that faces a <u>street boundary</u> may project into a setback (maximum) | 2.0m                                                                                                                          |

### 3.160.7 Site Coverage, Open Site Space

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|-------------------------------------|-------|
| a. <u>Site Coverage</u> (maximum)   | 75.0% |
| b. <u>Open site space</u> (minimum) | 31.0% |

### 3.160.8 Vehicle and Bicycle Parking

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

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