

PART 6.109 – RMD-4 ZONE, RESIDENTIAL MIXED USE BROUGHTON STREET (SOUTH) DISTRICT

6.109.1 Definitions

- a. “Live-work studio” means a self-contained dwelling unit combined with commercial space, which is limited to the following commercial uses:
 - i. Artist studio
 - ii. Fitness studio
 - iii. High tech
 - iv. Office
 - v. Personal service
 - vi. Retail, or
 - vii. Making, processing and assembly of products on a small scale.
- 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.

6.109.2 Permitted Uses in this Zone

- a. Multiple dwelling
- b. Office
- c. Retail
- d. Fitness studio
- e. Personal services
- f. High-tech
- g. Live-work studio
- h. Public building
- i. Home occupation subject to the regulations in Schedule “D”
- j. Accessory building subject to the regulations in Schedule “F”

PART 6.109 – RMD-4 ZONE, RESIDENTIAL MIXED USE BROUGHTON STREET (SOUTH) DISTRICT

6.109.3 Location of Permitted Uses

- a. All of the uses described in part 6.109.2b. c. d. e. f. and g. must be located on a first storey of any building

6.109.4 Lot Area

- a. Lot Area (minimum) 671m²

6.109.5 Floor Space Ratio

- a. Floor space ratio (maximum) 4.11:1

6.109.6 Height

- a. Principal building height (maximum) 24m
Except for the following projections above maximum height (maximum)
- i. Parapets 1.0m
 - ii. Rooftop Structures 5.0m

6.109.7 Setbacks, Projections

- a. Front yard setback (minimum) 0.99m
- b. Rear yard setback (minimum)
- i. first storey 7m
 - ii. for portions of the building above the first storey 8m

6.109.8 Vehicle and Bicycle Parking

- a. Vehicle parking for Multiple Dwelling use (minimum) Subject to the regulations in Schedule “C”
- b. Vehicle parking for non-residential uses (minimum) Nil
- c. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 25-008 adopted June 5, 2025