

PART 6.85 – RMD-1 ZONE, RESIDENTIAL MIXED USE BROUGHTON STREET DISTRICT

6.85.1 Definitions

In this Part 6.85 only,

“live/work dwelling unit”, means a self-contained dwelling unit in which persons are engaged in any of the following uses:

- a. Office
- b. Retail
- c. Personal services
- d. High tech

and at least one of those persons resides in the self-contained dwelling unit where the use specified in paragraphs a. to d. is carried on

6.85.2 Permitted Uses in this Zone

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

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

6.85.3 Siting of Permitted Uses

- a. All of the uses described in part 6.85.2 b. c. d. e. and f. must be located on the ground floor of any building

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6.85.4 Community Amenities

- a. As a condition of additional density pursuant to part 6.85.6 b., a monetary contribution to the Downtown Core Area Public Realm Improvement Fund and the Downtown Heritage Building Seismic Upgrade Fund in the amount of \$10,000, as adjusted pursuant to part 6.85.4.b must be provided as a community amenity
- b. The amenity contribution in the amount of \$10,000 (the “Base Contribution”) shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 14-034 is adopted and each year thereafter, by an amount calculated by multiplying the Base Calculation as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period

For the purposes of this part 6.85.4, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function

6.85.5 Lot Area

- | | |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 1340m ² |
|------------------------------|--------------------|

6.85.6 Floor Area, Floor Space Ratio

- | | |
|---|-------|
| a. <u>Floor space ratio</u> (maximum) where the community amenity has not been provided pursuant to part 6.85.4 | 3.0:1 |
| b. <u>Floor space ratio</u> (maximum) where the community amenity has been provided pursuant to part 6.85.4 | 5.0:1 |
| c. For the purposes of calculating <u>floor space ratio</u> pursuant to part 6.85.6 a. or b., up to 158m ² of <u>total floor area</u> used for bicycle storage shall be excluded from such calculation | |

6.85.7 Height

- | | |
|--|---|
| Principal <u>building height</u> (maximum) | 30.40m for main roof |
| | 33.20m to highest point of a building’s rooftop |

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6.85.8 Setbacks

- a. Front yard setback (minimum) 2.4m
- b. Rear yard setback (minimum) for that portion of building wall below 4.37m in height Nil
- c. Rear yard setback (minimum) for that portion of building wall above 4.37m in height 4.1m
- d. East side yard setback (minimum) for that portion of building wall below 4.37m in height Nil
- e. East side yard setback (minimum) for that portion of building wall above 4.37m in height 2.25m
- f. West side yard setback (minimum) Nil
- g. A balcony or deck on the front, rear or east elevation of a building may project into a setback (maximum) 1.35m

6.85.9 Site Coverage, Open Site Space

- a. Site coverage (maximum) 87%
- b. Open site space (minimum) 13%

6.85.10 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule “C” except as otherwise specified in this part 6.85.10.

- b. Multiple dwelling subject to strata title ownership 0.89 spaces per self-contained dwelling unit
- b. Visitor vehicle parking (minimum) 7 stalls
- c. Bicycle parking (minimum) Subject to the regulations in Schedule “C”

Bylaw 14-034 adopted May 22, 2014
 Amending Bylaw 15-014 adopted February 26, 2015

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