

PART 3.162 – R-120 ZONE, 1101 YATES STREET DISTRICT

3.162.1 General Regulations

- a. Notwithstanding section 19 of this Bylaw, more than one building is permitted on a lot.

3.162.2 Definitions

In this Zone:

- a. “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, but excludes a rooftop greenhouse.
- b. “Studio” means a purpose-designed work space for an artist or artisan engaged in an art or craft that is compatible with residential uses, which may include an associated dwelling unit and in which works produced in the studio may be sold.

3.162.3 Permitted Uses in this Zone

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

- a. brew pub (beer, spirits, wine)
- b. child care facility
- c. club
- d. commercial exhibit
- e. cultural facility
- f. equipment rental
- g. financial service
- h. home occupation
- i. kindergarten
- j. liquor retail store
- k. multiple dwelling
- l. nursing home
- m. office
- n. personal service
- o. preschool
- p. public building
- q. restaurant
- r. rest home class B
- s. retail
- t. studio

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3.162.4 Lot Area

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3.162.5 Location, Siting, Size and Dimensions of Uses and Structures

- a. Rooftop structures must comply with the following:
 - i. A rooftop structure must not occupy more than 20% of the roof area of the building; and
 - ii. A rooftop structure must be set back a minimum of 3m from the outer edge of the roof.
- b.
 - i. The production and manufacturing area for a brew pub (beer, spirits, wine) must not be located above the first storey and is not permitted within 6m of the wall of any building that abuts a street or pedestrian walkway, except where the brew pub (beer, spirits, wine) is provided in conjunction with retail or restaurant use.
 - ii. Not more than 35% of the first storey floor area of a brew pub (beer, spirits, wine) may be used for the production and manufacturing of beer, spirits, wine and other alcoholic beverages.
- c. Areas used for the storage of garbage or recyclable materials must be enclosed within a building or screened by a fence or masonry wall that provides a complete visual barrier.

3.162.6 Floor Area, Floor Space Ratio

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|---------------------------------------|--------|
| a. <u>Floor space ratio</u> (maximum) | 4.85:1 |
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3.162.7 Height

- | | |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 45.0m |
| b. Projections into <u>height</u> (maximum) | |
| i. Parapets | 1.0m |
| ii. Rooftop structures: | 5.0m |

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3.162.8 Setbacks, Projections

a. Side lot line setbacks - Minimum

- | | | |
|------|--|-------|
| i. | <u>Buildings</u> up to 23.0m in <u>height</u> : | 0.0m |
| ii. | <u>Buildings</u> greater than 23.0m in <u>height</u> - for any portion of a <u>building</u> supporting or sheltering a residential use with an exterior wall greater than 23.0m in <u>height</u> : | 10.0m |
| iii. | <u>Buildings</u> greater than 23.0m in <u>height</u> - for any portion of a <u>building</u> supporting or sheltering a non-residential use with an exterior wall greater than 23.0m in <u>height</u> : | 6.0m |

b. Rear lot line setbacks – Minimum

- | | | |
|------|--|-------|
| i. | <u>Buildings</u> up to 23.0m in <u>height</u> - for any portion of a <u>building</u> supporting or sheltering a residential use with an exterior wall greater than 5.0m in <u>height</u> : | 8.0m |
| ii. | <u>Buildings</u> greater than 23.0m in <u>height</u> - for any portion of a <u>building</u> supporting or sheltering a <u>residential</u> use with an exterior wall greater than 5.0m and up to 18.0m in <u>height</u> : | 8.0m |
| iii. | <u>Buildings</u> greater than 23.0m in <u>height</u> - for any portion of a <u>building</u> supporting or sheltering a residential use with an exterior wall greater than 18.0m in <u>height</u> : | 10.0m |
| iv. | Any portion of a <u>building</u> supporting or sheltering a non-residential use with an exterior wall greater than 5.0m in <u>height</u> : | 6.0m |
| v. | Any portion of a <u>building</u> supporting or sheltering a residential or non-residential use with an exterior wall up to 5.0m in <u>height</u> : | 0.0m |

c. Projections into setbacks – Maximum

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|-----|---|-------|
| i. | <u>Balconies</u> , cornices, guardrails, fin walls, slab edges, eaves, window overhangs and sunscreens: | 2.0m |
| ii. | Exterior wall treatments, insulation and rainscreen systems: | 0.13m |

3.162.9 Site Coverage, Open Site Space

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3.162.10 Vehicle and Bicycle Parking

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|------------------------------|--|
| a. Vehicle parking (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 26-036 adopted July 30, 2026.