

PART 4.96 – C1-QV-F ZONE, QUADRA VILLAGE FIFTH STREET DISTRICT

4.96.1 Permitted Uses in this Zone

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

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Commercial-residential buildings, which for the purposes of this Section, shall include any building comprised of two or more storeys, all of which, save only the first, are used or intended to be used exclusively for the purpose of providing a place or places of residence therein, and a portion or the whole of the first or ground storey of which is used or intended to be used for the purpose of carrying on therein one or more of the other uses hereinafter specified
- d. Public Building
- e. Kindergarten or preschool
- f. Artist studios
- g. Retail sales, but only as an ancillary use to a public building

4.96.2 Siting of Permitted Uses

- a. The uses described in Part 4.96.1 (d), (e), (f), (g) and (h) shall have direct access to Fifth Street and only occupy floor space at street level.

4.96.3 Lot Area

- a. Lot area (minimum) 1805m²
- b. Lot width (minimum) 43m average lot width

4.96.4 Floor Area, Floor Space Ratio

- a. Total floor area (maximum) 4350.70m²
- b. Floor space ratio (maximum) 2.41:1

4.96.5 Height, Storeys

- a. Principal building height (maximum) 16.50m
- b. Storeys (maximum) 5

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

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4.96.6 Setbacks, Projections

- a. Front yard setback (minimum) 1.0m
Except for the following maximum projections into the setback:
- b. Rear yard setback (minimum) 4.0m
- c. Side yard setback from interior lot lines (minimum) 2.70m

4.96.7 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 66%
- b. Open site space (minimum) 34%

4.96.8 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: Properties within this zone may be subject to Schedule N and Section 45 of the Zoning Regulation Bylaw]

Bylaw 19-069 adopted September 5, 2019