

PART 6.106 – CA-OV ZONE, OLYMPIC VIEW DISTRICT

6.106.1 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.
- b) “Projections above maximum building height” means rooftop structures may project above the maximum height to the extent indicated in the zone.

6.106.2 Permitted Uses in this Zone

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

- | | |
|-----------------------------|---|
| a. Office | g. Hotel |
| b. <u>Public Building</u> | h. Personal Service |
| c. <u>Cultural Facility</u> | i. Retail Liquor Sale |
| d. Drinking Establishment | j. Retail Trade |
| e. Financial Service | k. Small-scale Commercial Urban Agriculture |
| f. <u>Restaurant</u> | l. Utility |

6.106.3 Location and Siting of Uses

- a. No first storey office use is permitted within 6m of the wall of any building that abuts a street or pedestrian walkway.
- b. Areas used for the storage of garbage or recyclable materials must be enclosed within a building.

6.106.4 Floor Space Ratio (maximum)

- | | |
|---|-------|
| c. <u>Floor space ratio</u> (maximum) | 3:1 |
| d. <u>Floor space ratio</u> (maximum) where the community amenities have been provided pursuant to part 6.106.8 | 5.2:1 |

6.106.5 Height

- | | |
|---|------|
| a. <u>Building height</u> (maximum) | 43m |
| b. <u>Projections above maximum building height</u> (maximum) | |
| i. Parapets | 1.0m |
| ii. <u>Rooftop Structures</u> | 5.0m |

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

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6.106.6 Setbacks

- | | |
|---------------------------------|------|
| a. Interior Southeast (minimum) | 4.5m |
| b. Interior Southwest (minimum) | 4.5m |

Setback Plane (minimum)

- | | |
|--|----------------------------|
| c. <u>Buildings</u> abutting Douglas and Humboldt Street, for any <u>building</u> portion above 20.0m in <u>height</u> : | 5:1 (Angle of Inclination) |
|--|----------------------------|

6.106.7 Vehicle and Bicycle Parking

- | | |
|-------------------------------------|---|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified in this Part |
| Bicycle parking spaces (long term) | 100 |
| Bicycle parking spaces (short term) | 42 |

6.106.8 Community Amenities

As a condition of additional density pursuant to section 6.106.4, the following amenities must be provided:

- statutory right-of-way along Humboldt Street to accommodate public vehicle turn-around movements;
- statutory right-of-way along Douglas Street to include sidewalk and seating of a sufficient size and area to accommodate anticipated transit demand on this future rapid bus corridor and station and 5.5m clear pedestrian passage;
- provision of transit shelter areas on Douglas St. to include bench seating to accommodate a minimum of 64 people seated and overhead weather protection over 63% of the seating area that extends beyond the seating by 1.5m;
- statutory right-of-way to secure pedestrian through-block access path along the east property boundary;
- provision of a minimum of 94 BC Transit EcoPasses per year for a three-year period;
- commitment to achieve Step Code 3 of the British Columbia Building Code.

Bylaw 21-105 adopted December 16, 2021

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