

## PART 6.87 – CA-75 ZONE, PANDORA VANCOUVER MIXED USE DISTRICT

### 6.87.1 Permitted Uses in this Zone

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

- a. Multiple Dwelling
- b. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- c. Offices
- d. Financial services
- e. Retail
- f. Restaurants
- g. Personal services including, but not limited, to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewellery repair and veterinary care for small animals by a registered veterinarian without overnight boarding
- h. Cultural facilities
- i. Launderettes
- j. Artisan studio
- k. High Tech
- l. Public Building
- m. Accessory Buildings subject to the regulations in Schedule “F”
- n. Home Occupation subject to the regulations in Schedule “D”
- o. Athletic instruction

### 6.87.2 Siting of Permitted Uses

- a. The uses permitted under 6.87.1 (c) “offices” and (o) “athletic instruction” shall not occupy floor space on the first storey of any building facing Pandora Avenue or Vancouver Street, within 6m from the front of said building.
- b. Self-contained dwelling units may only be located on the second or higher storeys of a building.
- c. Notwithstanding part 6.87.2(b), up to six self-contained dwelling units may be located on the first storey provided they front Mason Street.
- d. All of the uses described in part 6.87.1 (b), (c), (d), (e), (f), (g), (h), (i), (k), and (o) must be located on the ground floor of any building subject to the provisions in part 6.87.2(a).

## PART 6.87 – CA-75 ZONE, PANDORA VANCOUVER MIXED USE DISTRICT

### 6.87.3 Lot Area

<u>Lot area</u> (minimum)	2198m <sup>2</sup>
---------------------------	--------------------

### 6.87.4 Floor Area, Floor Space Ratio

a. <u>Total floor area</u> (maximum)	18603m <sup>2</sup>
b. <u>Floor space ratio</u> (maximum)	2.35:1

### 6.87.5 Height, Storeys

a. Principal <u>building height</u> (maximum)	25m
b. <u>Storeys</u> (maximum)	6

### 6.87.6 Setbacks, Projections

a. <u>Front yard setback</u> (South) (minimum)	1m
b. <u>Rear yard setback</u> (North) (minimum)	7.3m
c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum)	1.65m

Except for the following maximum projections into the setback:

• Steps and landings	0.6m
d. <u>Side yard setback</u> (West) (minimum)	1.1m

### 6.87.7 Site Coverage, Open Site Space

a. <u>Site Coverage</u> (maximum)	82%
b. <u>Open site space</u> (minimum)	18%

## PART 6.87 – CA-75 ZONE, PANDORA VANCOUVER MIXED USE DISTRICT

### 6.87.8 Vehicle and Bicycle Parking

- |                                       |  |
|---------------------------------------|--|
| a. Vehicle parking (minimum)          | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. <u>Multiple Dwelling</u> (minimum) | 0.6 spaces per <u>self-contained dwelling unit</u>   |
| c. Commercial (minimum)               | 158 spaces   |
| d. Bicycle parking (minimum)          | Subject to the regulations in Schedule “C”   |

### 6.87.9 Subdivision by Air Space Plan

Within this Zone, all parcels created by the deposit in the Land Title Office of an air space plan will be treated as a single lot for all purposes, and the definition of lot as defined within Schedule A – Definitions, is so amended for this Zone.

Amended Nov 14, 2019  
Bylaw 19-090

Bylaw 19-090 adopted November 14, 2019  
Bylaw 140967 adopted October 8, 2015