

## PART 9.4, AGGV ZONE, ART GALLERY OF GREATER VICTORIA DISTRICT

### 9.4.1 Permitted Uses in this Zone

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

- a. cultural facility
- b. commercial exhibits
- c. artist studios
- d. public building
- e. retail sales, but only as part of an active cultural facility
- f. restaurant, but only part of an active cultural facility, restricted to not more than 36 seats
- g. accessory buildings subject to the regulations in this Part 9.4.7

### 9.4.2 Lot Area

<u>Lot area</u> (minimum)	5700m <sup>2</sup>
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### 9.4.3 Floor Space Ratio

<u>Floor space ratio</u> (maximum)	0.99:1
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### 9.4.4 Height, Storeys

- |   |     |
|---|-----|
| a. Principal <u>building height</u> (maximum) | 20m |
| b. Storeys (maximum)                          | 4   |

### 9.4.5 Setbacks

Minimum setbacks for principal building:

- |                                  |       |
|----------------------------------|-------|
| a. from Moss Street              | 7.00m |
| b. from Pentrelew Place          | 5.70m |
| c. from <u>Internal boundary</u> | 0.60m |
| d. from Wilspencer Place         | 16.8m |

### 9.4.6 Site Coverage, Open Site Space

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 44% |

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### 9.4.7 Accessory Building – Bicycle enclosure

a. Location	<u>rear yard</u>
b. Number of <u>accessory buildings</u> (maximum)	1
c. Floor <u>area</u> (maximum)	36m <sup>2</sup>
d. <u>Height</u> (maximum)	3m
e. <u>Side Yard Setback</u> (minimum)	0.6m
f. <u>Rear Yard Setback</u> (minimum)	1.2m
g. <u>Roof deck</u>	Not permitted

### 9.4.8 Vehicle and Bicycle Parking

a. Vehicle parking (minimum)	26 stalls  Subject to the regulations in Schedule “C”, except as otherwise specified by the regulations in this Part
b. Bicycle parking (minimum) – Class 1	Subject to the regulations in Schedule “C”
c. Bicycle parking (minimum) – Class 2	Subject to the regulations in Schedule “C”