

SCHEDULE O – MAXIMUM FLOOR SPACE RATIO FOR AFFORDABLE HOUSING DEVELOPMENT

The location of a lot is determined by its Urban Place Designation in the *Official Community Plan Bylaw, 2012*, and any restrictions contained within the “Locational Factors” column.

Row	Official Community Plan Urban Place Designation	Locational Factors	Maximum Floor Space Ratio for Residential Uses
1	Traditional Residential	N/A	1:1
2	Urban Residential	a) Site is located: i. within 200 m of the following <i>Official Community Plan</i> Urban Place Designations: a) Urban Core b) Town Centre c) Large Urban Villages, or ii. abutting an arterial or secondary arterial road	2:1
		b) All other areas	1.2:1
3	Small Urban Village	Site abuts an arterial or secondary arterial road, or pursuant to Map 21 (Fairfield Neighbourhood) of the <i>Official Community Plan</i> is: i. within Fairfield Plaza, or ii. within Five Points Village and abuts Fairfield Road	2:1
		All other areas	1.5:1
4	Large Urban Village	N/A	2.5:1
5	Town Centre	N/A	3:1
6	Core Inner Harbour/Legislative	N/A	4:1
7	Core Residential	a) the eastern side of the block bounded by Johnson Street, Cook Street and Yates Street	6.8:1
		b) area south of Mason Street / east of Quadra Street / west of Vancouver Street	5.5:1

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7 continued.	Core Residential	c) area east of Vancouver Street / west of Cook Street / on Pandora Avenue	5.5:1
		d) area on Mason Street / east of Vancouver Street / west of Cook Street	2:1
		e) area south of Meares Street / west of Vancouver Street / north of Rockland Avenue / east of Pioneer Square	2.5:1
		f) area east of Blanshard Avenue / south of Fort Street / west of Quadra Street / north of Courtney Street	5:1
		g) area east of Cook Street / north of Meares Street	3.5:1
		h) areas south of Meares Street / east of Vancouver Street	3:1
		i) area west of Quadra Street / north of Pandora Avenue / south of Caledonia Avenue	5:1
8	Core Songhees	N/A	2.5:1
9	Core Business	N/A	3:1
10	Core Employment	N/A	3:1
11	Industrial Employment – Residential	N/A	1.5:1
12	Employment Residential	N/A	1.5:1