



**PART 6.101 - CA-91 ZONE, HARRIS GREEN (1400 VANCOUVER AND 952 JOHNSON) DISTRICT**

**6.101.1 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. Commercial exhibit
- d. Financial service
- e. Launderette used or intended to be used for the purpose of dealing with the public served thereby
- f. Business and professional offices
- g. Personal services
- h. Restaurant
- i. Retail
- j. Gymnasia
- k. Studio
- l. High tech
- m. Cultural facility
- n. Public building
- o. Home occupation subject to the regulations in Schedule D

**6.101.2 Community Amenities**

- a. As a condition of additional density pursuant to Part 6.101.5.c the following community amenities must be provided:
  - Heritage designation of the chapel building located at 952 Johnson Street and 1400 Vancouver Street.
  - The lands in this Zone being subject to a registered housing agreement pursuant to which all dwelling units built in this Zone will be used only as rental accommodation in perpetuity.
  - Public realm improvements as described in the Public Realm Improvements Covenant dated for reference July 16, 2019 entered into between the City and the owner of the lands in this Zone.

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### 6.101.3 Siting of Permitted Uses

- a. The uses permitted under 6.101.1 (d) "financial service", (f) "business and professional offices", and (l) "high tech" shall not occupy floor space within 6m of the front portion of the building facing a street at street level.
- b. All of the uses described in part 6.101.1 (b), (c), (d), (e), (f), (g), (h), (i), (j), (k), (l), and (m) are not permitted above the third storey of any building subject to the provisions in part 6.101.3 (a).
- c. The residential uses as described in part 6.101.1 (a) may only be located on the second or higher storey of a building.

### 6.101.4 Lot Area

- |                              |                    |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 2151m <sup>2</sup> |
|------------------------------|--------------------|

### 6.101.5 Floor Area, Floor Space Ratio

- |  |                    |
|--|--------------------|
| a. <u>Total floor area</u> (maximum)   | 9469m <sup>2</sup> |
| b. <u>Floor space ratio</u> where the amenities have not been provided pursuant to 6.101.2 (maximum) | 3:1                |
| c. <u>Floor space ratio</u> where the amenities have been provided pursuant to 6.101.2 (maximum)     | 4.4:1              |
| d. <u>Floor space ratio</u> (maximum) for commercial uses  | 1:1                |

### 6.101.6 Height

- |   |       |
|---|-------|
| a. Principal <u>building height</u> (maximum) | 49.8m |
|---|-------|

### 6.101.7 Setbacks

- |  |      |
|--|------|
| a. <u>Front yard setback</u> (Vancouver Street) (minimum)  | 0.0m |
| b. <u>Rear yard setback</u> (West) (minimum)   | 0.0m |
| c. <u>Side yard setback</u> (North) (minimum)  | 0.0m |
| d. <u>Side yard setback</u> on a flanking <u>street</u> for a <u>corner lot</u> (Johnson Street) (minimum) | 0.0m |

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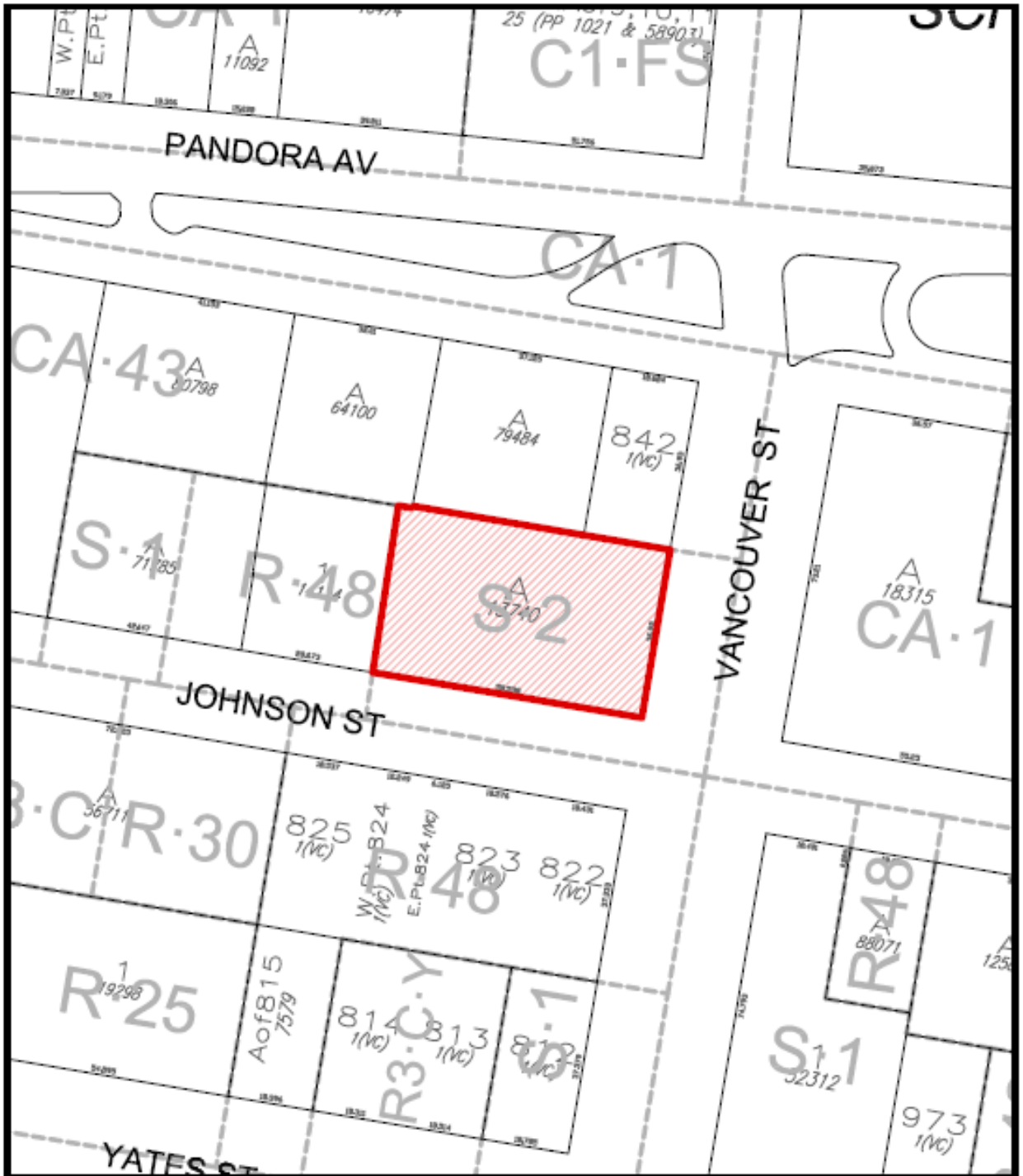
**6.101.8 Site Coverage, Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site coverage</u> (maximum)   | 78% |
| b. <u>Open site space</u> (minimum) | 22% |

**6.101.9 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: Property located in this zone is subject to residential rental tenure – see Section 45 of the General Regulations and Schedule N.]



952 Johnson Street and  
 1400 Vancouver Street  
 Rezoning No.00666

