

## **PART 12.13 - CD-13 ZONE, ROYAL BRITISH COLUMBIA MUSEUM ZONE**

### **12.13.1 General Regulations**

- (a) The land in this Zone is divided into Development Areas 1 to 5, as shown on the plan that is attached as Appendix A to this Part.
- (b) Subject to section 12.13.1(c), each Development Area in this zone has the maximum floor area assigned to it under this Part.
- (c) The buildings in any Development Area may exceed the maximum floor area assigned to that Development Area by no more than 10%, provided that the overall floor space ratio of all buildings within this Zone does not exceed 3.5:1.
- (c) All uses referred to in this Part, other than a commercial exhibit or Private Power Generation Facility, are permitted only if a minimum of 30,000 m<sup>2</sup> in floor area within this Zone is used as a commercial exhibit.
- (d) The floor area of all retail uses must not exceed 850 m<sup>2</sup>.
- (e) The floor area of all restaurant uses must not exceed 650 m<sup>2</sup>.
- (f) The floor area of all theatre uses must not exceed 2,000 m<sup>2</sup>.
- (g) The floor area of all offices that are not accessory to an on-site commercial exhibit must not exceed 42,000 m<sup>2</sup>.
- (h) The floor area of all private power generation facilities must not exceed 500 m<sup>2</sup>.

### **12.13.2 Definitions**

In this Zone:

- (a) "Private Power Generation Facility" means a facility used for the production of power or energy:
  - (i) to supply buildings within this Zone, or to be sold to a public utility;
  - (ii) that incorporates sustainable methods of power and energy creation including but not limited to geothermal, electric, solar, hydro-electric and other of sustainable or green power generation.

### **12.13.3 Density**

The maximum floor space ratio for the combined area of the lands within this Zone is 3.5:1.

### **12.13.4 Number of Buildings on a Lot**

- (a) A lot may contain more than one building.
- (b) A building may straddle:
  - (i) a lot boundary between two lots that are both within this Zone;

- (ii) a boundary between development areas within this Zone.

12.13

#### **12.13.5 Setbacks**

The minimum setback is:

- (a) 5 m from Belleville Street;
- (b) 5 m from Government Street;
- (c) 5 m from Douglas Street;
- (d) 4 m from an interior lot line, other than a lot line referred to in section 12.13.4(b)(i).

#### **12.13.7 Parking**

- (a) Where the floor area of all buildings in this Zone exceeds 32,500 m<sup>2</sup>:
  - (i) 160 vehicle parking stalls must be provided;
  - (ii) Bicycle Parking must be provided in accordance with Schedule C.
- (b) Where the floor area of all buildings in this Zone exceeds 74,000 m<sup>2</sup>:
  - (i) 300 vehicle parking stalls must be provided;
  - (ii) Bicycle Parking must be provided in accordance with Schedule C.
- (c) All vehicle and bicycle parking stalls shall conform to the requirements of Schedule C.

#### **12.13.8 Site Coverage**

- (a) The maximum site coverage permitted is 50%.

#### **12.13.9 Open Site Space**

- (a) The minimum open site space required is 45%.

#### **12.13.10 DA-1**

10.1 In Development Area 1 the following uses are permitted:

- a) Commercial Exhibit;
- b) Private Power Generation Facility.

10.2 The floor area of all buildings in Development Area 1 shall not exceed 1,000 m<sup>2</sup>.

#### **12.13.11 DA-2**

11.1 In Development Area 2 the following uses are permitted:

- a) Commercial Exhibit;
- b) Office;
- c) Restaurant;
- d) Retail;
- e) Theatre;
- f) Private Power Generation Facility.



11.2 The floor area of all buildings in Development Area 2 shall not exceed 15,000 m<sup>2</sup>.

11.3 The height of a building in Development Area 3 shall not exceed a geodetic datum 30.5 m geodetic.

#### **12.13.12 DA-3**

12.1 In Development Area 3 the following uses are permitted:

- a) Commercial Exhibit;
- b) Office;
- c) Restaurant;
- d) Retail;
- e) Theatre;
- f) Private Power Generation Facility.

12.2 The floor area of all buildings in Development Area 3 shall not exceed 30,000 m<sup>2</sup>.

12.3 The height of a building in Development Area 3 shall not exceed a geodetic datum 50.5 m.

#### **12.13.13 DA-4**

13.1 In Development Area 4 the following uses are permitted:

- a) Commercial Exhibit;
- b) Office;
- c) Restaurant;
- d) Retail;
- e) Theatre;
- f) Private Power Generation Facility.

13.2 The floor area of all buildings in Development Area 4 shall not exceed 45,000 m<sup>2</sup>.

13.3 The height of a building in Development Area 4 shall not exceed a geodetic datum 68.0 m.

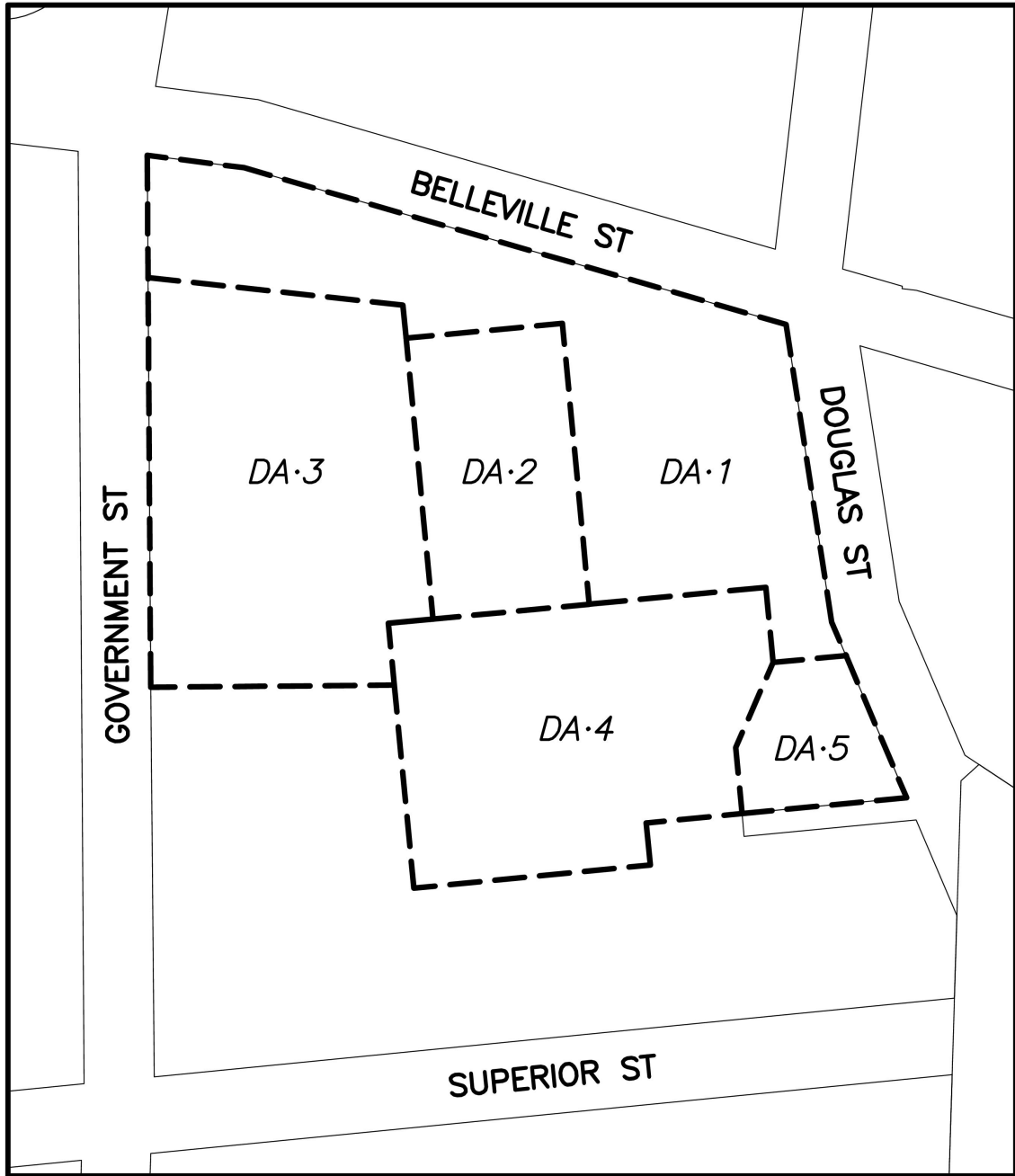
#### **12.13.14 DA-5**

14.1 In Development Area 5 the following uses are permitted:

- a) Commercial Exhibit;
- b) Multiple Dwellings;
- c) Housekeeping apartment building;
- d) Boarding house;
- e) Rooming house;
- f) Private Power Generation Facility.

14.2 The floor area of all buildings in Development Area 5 shall not exceed 4,500 m<sup>2</sup>.

14.3 The height of a building in Development Area 5 shall not exceed a geodetic datum 23.5 m.



## Appendix A

Development Areas

CD-13 Zone, Royal British Columbia Museum District

