

## PART 3.11

R3-V ZONE, MULTIPLE DWELLING-VIEW STREET DISTRICT

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|---------------------|---|
| Permitted Uses      | <ol style="list-style-type: none"> <li>1. The following uses are permitted:           <ol style="list-style-type: none"> <li>(a) apartment hotel;</li> <li>(b) <u>multiple dwelling</u>;</li> <li>(c) offices;</li> <li>(d) retail stores;</li> <li>(e) <u>restaurants</u>;</li> <li>(f) parkades.</li> </ol> </li> </ol>   |
| Height              | <ol style="list-style-type: none"> <li>2. Subject to Section 3, no <u>building</u> shall exceed 29 m in <u>height</u> measured from the street elevation at the corner of Fort and Quadra Streets to the roof.</li> <li>3. Any vent house enclosures for mechanical equipment, such as elevator and vent housing, may extend 4.6 m above the maximum <u>height</u> set out in Section 2.</li> </ol>                   |
| Parking             | <ol style="list-style-type: none"> <li>4. No fewer than 354 <u>enclosed parking spaces</u> shall be provided on the <u>lot</u>.</li> </ol>  |
| Multiple Dwellings  | <ol style="list-style-type: none"> <li>5. For <u>multiple dwelling</u> use, the following regulations apply:           <ol style="list-style-type: none"> <li>(1) Not more than 357 <u>dwelling units</u> shall be constructed or occupied for <u>multiple dwelling</u> use.</li> <li>(2) Not more than 18,490 m<sup>2</sup> of a <u>building</u> shall be used for <u>multiple dwellings</u>.</li> </ol> </li> </ol> |
| Apartment-Hotel Use | <ol style="list-style-type: none"> <li>6. For apartment-hotel use, the following regulations apply.           <ol style="list-style-type: none"> <li>(1) Not more than 203 rental units shall be constructed or occupied for apartment-hotel use.</li> <li>(2) Not more than 8,365 m<sup>2</sup> of a <u>building</u> shall be used for apartment-hotel use.</li> </ol> </li> </ol>                                   |

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- Office Use
7. For office space use, the following regulations apply:
- (1) The area of a building used for office space shall not exceed 1,165 m<sup>2</sup>.
  - (2) Offices may be located only on the south portion of the lot fronting Fort Street on a floor level elevation of 35 m.
- Retail and Restaurant Use
8. The area of a building used for retail or restaurant, including covered malls, shall not exceed 3,440 m<sup>2</sup>.
- Building Size
9. The building on the lot, including any parkade, shall not exceed 47,700 m<sup>2</sup>.
- Parkade Use
10. For parkade use, the following regulations apply:
- (1) No floor of a parkade shall be higher than an elevation of 27.75 m.
  - (2) Section 9 shall not apply to any parkade space in excess of the minimum requirement and located entirely below the elevation of View Street.
- Retail Use
11. Notwithstanding Sections 8 and 9, up to 700 m<sup>2</sup> of retail floor space may be added at sidewalk level along the View Street frontage if 70% or more of the building face of this area is used as retail shop windows and doors.
12. Where any building is used for a multiple dwelling or for apartment hotel use, 350 multiple dwellings shall be maintained on the lot.