

PART 3.138 – R3-C-V CENTRAL AREA RESIDENTIAL (VANCOUVER) DISTRICT

3.138.1 Permitted Uses in this Zone

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

- a. Business and professional offices
- b. Care Facility
- c. Church
- d. Cultural facility
- e. Financial service
- f. High tech
- g. Home occupation subject to the regulations in Schedule “D”
- h. Multiple dwelling
- i. Personal services
- j. Restaurant
- k. Retail
- l. Studio

3.138.2 Definitions

In this Zone:

- a. “Care Facility” means a day care facility or residential care facility, in each case licensed under the *Community Care and Assisted Living Act*.
- a. “Parapet” means a vertical projection of a wall at the outer edge of a roof.
- b. “Rooftop Structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.
- c. “Studio” means a purpose-designed work space for an artist or artisan engaged in an art or craft that is compatible with Residential uses, which may include an associated Dwelling Unit and in which works produced in the Studio may be sold.

PART 3.138 – R3-C-V CENTRAL AREA RESIDENTIAL (VANCOUVER) DISTRICT

3.138.3 Community Amenities

As a condition of additional density pursuant to Part 3.138.6, the following amenities must be provided:

- a. Registration of a legal agreement securing that all dwelling units in this Zone will be used only as rental accommodation in perpetuity.

3.138.4 Siting of Permitted Uses

- a. The uses permitted under 3.138.1 (e) "financial service", shall not occupy floor space within 6m of any portion of the building facing a street at street level.
- b. The only use permitted above the second storey is multiple dwelling.

3.138.5 Lot Area

- a. Lot area (minimum) 2000m²

3.138.6 Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to 3.138.3 (maximum) 3:1
- b. Floor space ratio where the amenities have been provided pursuant to 3.138.3 (maximum) 3.62:1

3.138.7 Height

- a. Principal building height (maximum) 19.5m
- b. Projections above maximum height (maximum)
 - i. Parapets 1.0m
 - ii. Rooftop Structures 5.0m

PART 3.138 – R3-C-V CENTRAL AREA RESIDENTIAL (VANCOUVER) DISTRICT

3.138.8 Setbacks, Projections

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| a. <u>Front yard setback</u> (Vancouver Street) (minimum) except for canopies, steps and parkade projections | 1.5m |
| b. <u>Rear yard setback</u> (West) (minimum) except for steps and parkade projections | 3.0m |
| c. <u>Side yard setback</u> (South) (minimum) except for parkade projections | 3.0m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (View Street) (minimum) except for <u>balconies</u> , canopies, steps and parkade projections | 3.0m |
| e. <u>Front yard</u> parkade projection (maximum) | 0.9m |
| f. All other parkade projections (maximum) | 2.4m |
| g. Balcony projections (maximum) | 1.5m |

3.138.9 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” |
| b. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |

Bylaw 22-001 adopted February 10, 2022

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw