

PART 3.16

R3-C-B ZONE, CENTRAL AREA BUSINESS OFFICE DISTRICT

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| Permitted Uses | 1 | The following uses are permitted:

(a) <u>multiple dwellings</u> ;

(b) <u>commercial residential building</u> , which in this Part means a <u>building</u> the ground floor of which is used solely for business offices, excluding medical or dental offices, and the floors above the ground floor are used solely for residential purposes. |
| Height | 2 | No <u>building</u> shall exceed 19 m in <u>height</u> . |
| | 3 | Notwithstanding Section 2, the maximum height of any portion of a building used for parking shall not exceed 3.5 m measured from the street elevation at the north-east corner of the <u>lot</u> . |
| Floor Space Ratio | 4 | The <u>floor space ratio</u> shall not exceed 1.35 to 1. |
| Setbacks | 5 | The minimum <u>setback</u> from Bay Street shall be 7.6 m. |
| | 6 | The minimum <u>setback</u> from Quadra Street shall be 9.45 m. |
| | 7 | The minimum <u>setback</u> from a lane shall be 9.45 m. |
| | 8 | The minimum <u>setback</u> from any <u>internal boundary</u> shall be 13.86 m. |
| | 9 | Notwithstanding Section 5, the minimum <u>setback</u> from Bay Street for any portion of a building used for parking shall be 36 m. |
| | 10 | Notwithstanding Section 6, the minimum <u>setback</u> from Quadra Street for any portion of a building used for parking shall be 8.32 m. |
| | 11 | Notwithstanding Section 7, the minimum <u>setback</u> from a lane of any portion of a building used for parking shall be .6 m. |

- 12 Notwithstanding Section 8, the minimum setback from any internal boundary of any portion of a building used for parking shall be .6 m.
- Landscaping 13 At least 27% of any lot must be landscaped as open site space and at least 3% of the area of the roof deck above the ground floor shall be landscaped.
- Parking 14 Parking shall be provided as follows:
- (a) for multiple dwelling: 1.23 spaces per dwelling unit;
 - (b) for office use: 1 space per 3.75 m² of floor area.