

PART 3.18 – R-5 ZONE, CENTRAL AREA (WILSON BLOCK) DISTRICT

Permitted Uses	1	The following uses are the only uses permitted in this zone: (a) all of the uses permitted in the R3-C Zone, Central Area Residential District are permitted in this zone. (b) <u>liquor retail store</u> .
Floor Space Ratio	2	The <u>floor space ratio</u> for a <u>building</u> that is used for non-residential purposes must not exceed 0.75 to 1.
Number of Buildings	3	More than one <u>building</u> may be located on a <u>lot</u> .
Setbacks	4	The <u>setback</u> of a building or a portion of a <u>building</u> used for non-residential purposes shall be 7.5m from any <u>street</u> intersection.
	5	The minimum <u>setback</u> for portions of any <u>building</u> used for residential purposes shall be 4.5m from any <u>boundary</u> except a <u>street</u> .
	6(1)	Except for balconies, bay windows and entrance canopies, the minimum <u>setback</u> for portions of any <u>building</u> used for residential purposes shall be 4.5m from any <u>street</u> .
	(2)	The <u>setback</u> from Vancouver and View Streets for a <u>building</u> used at least in part for residential purposes must be at least 0.5m.
	7	Except as provided in the preceding sections, no <u>setbacks</u> are required.
Off-Street Parking	8	Off-street <u>surface parking space</u> may be sited within 1.5m of any <u>street</u> where the required <u>setback</u> area is landscaped.
Site Area	9	The minimum <u>area</u> of any <u>lot</u> shall be 8,361m ² .
Floor Space Ratio	10	Subject to the provisions of Section 2, the floor space ratio shall not exceed 2.6 to 1.
Site Coverage	11	The <u>site coverage</u> shall not exceed 50%.
Height	12	The <u>height</u> of any <u>building</u> shall not exceed 38m.

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| Parking | 13 | (1) Any off-street <u>surface parking spaces</u> may be sited on any <u>lot</u> within the R-9 Zone, Central Area (Yates and Quadra Streets) District and the R-10 Zone Central Area (Vancouver and View Streets) District. |
| General Regulations | 14 | (2) There are no off-street parking requirements in connection with <u>dwelling units</u> on a <u>lot</u> . Except as provided in this part, the regulations applicable in the R3-C Central Area Residential District apply in this zone. |