

PART 3.25

R-10 ZONE, CENTRAL AREA (VANCOUVER AND VIEW STREETS) DISTRICT

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| Permitted Uses | 1 The following uses are permitted: <ul style="list-style-type: none"> (a) <u>multiple dwellings</u>; (b) <u>rest homes</u>, nursing homes and hospitals; (c) private hospitals, intermediate care facilities and commercial care facilities. |
| Site Area | 2 The <u>minimum area</u> of any <u>lot</u> shall be 929 m ² . |
| Floor Space Ratio | 3 The <u>floor space ratio</u> shall not exceed 5.1 to 1. |
| Site Coverage | 4 The <u>site coverage</u> shall not exceed 42%. |
| Height | 5 The <u>height</u> of any <u>building</u> shall not exceed 38 m. |
| Setbacks | 6 For any portion of a <u>building</u> used for non-residential purposes, the minimum <u>setback</u> from any <u>street</u> intersection shall be 7.5 m. |
| | 7 For any portion of a <u>building</u> used for residential purposes, the minimum <u>setback</u> from any <u>boundary</u> other than a <u>street</u> shall be 4.5 m. |
| | 8 Except for balconies, bay windows and entrance canopies, for any portions of a <u>building</u> used for residential purposes, the minimum <u>setback</u> from any <u>street</u> shall be 4.5 m. |
| | 9 Except as provided in the preceding sections, no <u>setbacks</u> are required. |
| Parking | 10 Where the required <u>setback</u> area is landscaped, off-street <u>surface parking spaces</u> may be sited within 1.5 m of any <u>street</u> and may be sited in the R-5 Zone, Central Area (Wilson Block) District and the R-9 Zone, Central Area (Yates and Quadra Streets) District. |

Number of Buildings

- 11 More than one building may be located on a lot.
- 12 Except as provided in this part the regulations applicable in the R3-C Zone, Central Area Residential District apply in this zone.