

PART 4.52 - C1-QV ZONE, QUADRA VILLAGE DISTRICT

- Definitions 1 In this Part, “build to line distance” means
- (a) the horizontal distance at which 75% of the nearest side of a building, excluding entrance canopies and porches, must be located from a right of way; and
 - (b) the minimum horizontal distance at which 25% of the nearest side of a building, excluding entrance canopies and porches, must be located from a right of way.
- Uses 2 The following uses are the only uses permitted in this Zone:
- (a) all of the uses that are permitted in the R-2 Zone, Two Family Dwelling District, in accordance with the regulations applicable in the R1-B Zone, Single Family Dwelling District;
 - (b) commercial-residential buildings, including buildings having 2 or more storeys,
 - (i) the first or ground storey of which is used or intended to be used exclusively for the purpose of carrying on one or more of the uses set out in paragraphs (c) to (m), and
 - (ii) the storeys, other than the first, of which are used or intended to be used exclusively for the purpose of providing places of permanent residence;
 - (c) business offices;
 - (d) professional business;
 - (e) chartered banks;
 - (f) retail stores;
 - (g) restaurants;
 - (h) theatres;
 - (i) clubs for social or recreational purposes;
 - (j) bakeries which sell by retail at the same location all of the products baked or prepared there;
 - (k) laundrettes that are open only to all members of the public for the purpose of laundering, at that location, clothes or other fabrics in return for a charge;

- (l) coin-operated drycleaning plants
 - (i) that have only coin-operated facilities for the drycleaning of clothes and other fabrics,
 - (ii) that are open for use by all members of the public, and
 - (iii) that have in attendance, at all times that they are open to the public, at least one person having control or management of the facilities;
 - (m) drycleaning or clothes pressing establishments that
 - (i) do not occupy more than 278 m² of floor space, and
 - (ii) are used or intended to be used for the purpose of dealing directly with those members of the public served by the establishments;
 - (n) cultural facilities, including museums, galleries, and buildings used for exhibits.
- Height 3 A building must not exceed 15.5 m nor 4 storeys in height.
- Siting 4 That part of a building that is located 10 m or more from the intersection of Quadra Street and Hillside Avenue, and that is higher than the building's second storey, must be located at least
- (a) 6 m from Quadra Street; and
 - (b) 6 m from Hillside Avenue.
- Location of Buildings 5 The build to line distance for the first 2 storeys of a building is
- (a) 3 m from Quadra Street; and
 - (b) 3 m from Hillside Avenue.
- 6 A building must not be located closer than the greater of the following distances, measured horizontally, to the boundary of an abutting lot that contains a building that is used or intended to be used for residential purposes:
- (a) 2.5 m;
 - (b) a distance equal to $\frac{1}{4}$ of the height of the building for which the location is restricted under this section.

Location of Outdoor Storage	7	<p>(1) Goods and other objects that are related to a commercial use must not be stored or displayed in any of the following areas:</p> <p>(a) within the areas in which <u>buildings</u> are prohibited under sections 5 and 6;</p> <p>(b) in the area between a <u>building</u> and the build to line distance when, as permitted under section 1(b), part of that <u>building</u> is not located at the build to line distance.</p> <p>(2) Subsection (1) does not apply to any of the following objects:</p> <p>(a) goods that are within a <u>building</u> for which the location is permitted by a variance permit under section 922 of the <i>Municipal Act</i> of British Columbia;</p> <p>(b) goods that are within a <u>building</u> for which the location is permitted as legally nonconforming under section 911 of the <i>Municipal Act</i> of British Columbia;</p> <p>(c) outdoor seating for a <u>restaurant</u>;</p> <p>(d) outdoor displays for florists and green grocers.</p>
Landscaping	8	<p>(1) All of that part of a <u>lot</u> that lies between a <u>street</u> and a <u>building</u> on the <u>lot</u> must be graded and landscaped.</p> <p>(2) Subsection (1) does not apply to that part of a <u>lot</u> that is used or intended to be used only for the movement of motor vehicles.</p>
Parking	9	<p>All of the <u>surface parking spaces</u> that are on a <u>lot</u> must be located</p> <p>(a) in the <u>rear yard</u>; and</p> <p>(b) at least 12 m from the <u>front lot line</u>.</p>
Floor Space	10	<p>The <u>floor space ratio</u> must not exceed 1.4 to 1.</p>