

PART 6.105 – CA-94 ZONE, HARRIS GREEN (1468 VANCOUVER) DISTRICT

6.105.1 Permitted Uses in this Zone

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

- a. Bakery used predominantly for the retail sale of bakery products produced on the premises
- b. Business and professional offices
- c. Care Facility
- d. Cultural facility
- e. Financial service
- f. Gymnasium
- g. High tech
- h. Home occupation subject to the regulations in Schedule “D”
- i. Launderette
- j. Multiple dwelling
- k. Personal services
- l. Public Building
- m. Restaurant
- n. Retail
- o. Studio

6.105.2 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.
- b. “Parapet” means a vertical projection of a wall at the outer edge of a roof.
- c. “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.
- d. “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.

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6.105.3 Community Amenities

As a condition of additional density pursuant to Part 6.105.6, 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 for the greater of 60 years or the life of the building.

6.105.4 Siting of Permitted Uses

- a. The uses permitted under 6.105.1 (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.

6.105.5 Lot Area

- a. Lot area (minimum) 2040m²

6.105.6 Floor Area, Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to 6.105.3 (maximum) 3:1
- b. Floor space ratio where the amenities have been provided pursuant to 6.105.3 (maximum) 5.46:1

6.105.7 Height

- a. Principal building height (maximum) 45m
- b. Projections above maximum height (maximum)
 - i. Parapets 1.0m
 - ii. Rooftop Structures 5.0m

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6.105.8 Setbacks

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| a. <u>Front yard setback</u> (Pandora Avenue) (minimum) except for canopies | 1.5m |
| b. <u>Rear yard setback</u> (South) (minimum) | 3.0m |
| c. <u>Side yard setback</u> (West) (minimum) | 0.0m |
| d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> (Vancouver Street) (minimum) except for canopies | 1.5m |

6.105.9 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 65% |
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6.105.10 Vehicle and Bicycle Parking

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

Bylaw 21-102 adopted January 13, 2022