

PART 6.84 – CA-73 ZONE, PANDORA AND COOK APARTMENT DISTRICT

6.84.1 Permitted Uses in this Zone

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

- a. Bakeries used predominantly for the retail sale of bakery products sold from the premises
- b. Business and professional offices
- c. Financial institutions, including but not limited to chartered banks, credit unions, trust, insurance and mortgage companies
- d. Retail
- e. Restaurants and coffee shops
- f. Personal services including but not limited to barbering, hairdressing, tailoring, shoemaking and shoe repair, optical, watch and jewellery repair and small animal services
- g. Cultural facilities including museums, galleries and exhibits
- h. Gymnasia
- i. Laundrettes and dry-cleaning establishments used or intended to be used for the purpose of dealing with the public served thereby
- j. Public Building
- k. Studios
- l. High tech
- m. Multiple dwelling
- n. Home occupation subject to the regulations in Schedule “D”

6.84.2 Community Amenities

As a condition of additional density pursuant to part 6.84.4 c., one of the following community amenities must be provided:

- a. Payment to the City of Victoria of \$570,000, which payment is to be directed to the Downtown Core Area Public Realm Improvement Fund, or
- b. A Housing Agreement under Section 905 of the Local Government Act in the form attached as Schedule A to Housing Agreement (1075 Pandora Avenue) Bylaw No. 14-015.

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6.84.3 Siting of Permitted Uses

- a. The uses permitted under 6.84.1(b) “business and professional offices”, (c) “financial institutions” and (h) “gymnasias” shall not occupy floor space within 6m of the front of the building at street level.
- b. Dwelling units must be located on the second or higher storey of a building.
- c. All of the uses described in part 6.84.1 a. to l. must be located on the ground floor of any building.

6.84.4 Floor Area, Floor Space Ratio

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| a. Floor <u>area</u> of all floor levels combined (maximum) | 9737m ² |
| b. <u>Floor space ratio</u> (maximum) | 3:1 |
| c. <u>Floor space ratio</u> (maximum) where community amenities pursuant to part 6.84.2 have been provided | 4.82:1 |

6.84.5 Height

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| Principal <u>building height</u> (maximum) | 39.0m |
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6.84.6 Setbacks

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| a. <u>Front yard setback</u> (Pandora Avenue) (minimum) | 0.5m |
| b. <u>Rear yard setback</u> (South) (minimum) | Nil |
| c. <u>Side yard setback</u> (Cook Street) (minimum) | 0.5m |
| d. <u>Side yard setback</u> (West) (minimum) | Nil |

6.84.7 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 88% |
| b. <u>Open site space</u> (minimum) | 9% |

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6.84.8 Vehicle and Bicycle Parking

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| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule “C” except as otherwise specified by the regulations in this Part |
| b. <u>Multiple dwelling</u> (minimum) | 0.8 spaces per <u>dwelling unit</u> |
| c. Commercial (minimum) | 10 spaces |
| d. Bicycle parking (minimum) | Subject to the regulations in Schedule “C” |