

PART 6.89 – CA-77 ZONE, DOUGLAS AND PANDORA OFFICE DISTRICT

6.89.1 Development Areas

This Zone is divided into Development Areas A and B, as shown on the map attached as Appendix A.

6.89.2 General Regulations

- a. The regulations contained in Parts 6.89.3 to 6.89.7 apply in both Development Area A and Development Area B.
- b. The regulations contained in Parts 6.89.8 to 6.89.11 apply in Development Area A only.
- c. The regulations contained in Part 6.89.12 to 6.89.16 apply in Development Area B only.
- d. For the purposes of calculating floor space ratio in this Part 6.89, each Development Area shall be considered a separate lot.
- e. For the purposes of calculating Open Site Space and Site Coverage in this Part 6.89, each Development Area shall be considered a separate lot.

6.89.3 Permitted Uses in this Zone

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

- a. The production and sale of bread, cakes and other bakery products provided that:
 - i. such products are at all times during normal business hours offered for sale by retail on the same premises
 - ii. not less than 10% of such bakery products are in the ordinary course of business sold by retail on the premises
 - iii. the building or buildings used for such purposes do not occupy more than 650m²
- b. Financial Services
- c. Medical office
- d. Office
- e. Multiple dwelling
- f. Transient accommodation and transient accommodation accessory uses
- g. Rental business
- h. Restaurant
- i. Kindergarten
- j. theatres, auditoriums, gymnasiums and other places of recreation or worship
- k. Retail sales, other than gasoline and automotive fuels

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- I. Drycleaning or clothes pressing or both, provided that:
 - i. the building or part of a building used for this purpose does not comprise more than 279m²
 - ii. no clothes are drycleaned or pressed unless they have been delivered to the premises by the customer
- m. Clubs
- n. Hospitals, private hospitals, nursing homes, intermediate care facilities and community care facilities
- o. Public Building
- p. High tech
- q. Call centre
- r. Home occupation subject to the regulations in Schedule “D”

6.89.4 Location of Permitted Uses

Dwelling units may only be located on the second or higher storeys of a building

6.89.5 Lot Area

Lot area (minimum) 2,785m²

6.89.6 Number of Buildings and Development Area Boundary

Notwithstanding section 19 of the General Regulations of the Zoning Regulation Bylaw,

- a. A lot may contain more than one building
- b. A building may straddle a lot line or a Development Area boundary

6.89.7 Vehicle and Bicycle Parking

- a. Multiple dwelling (minimum) 0.7 spaces per unit
- b. Transient Accommodation (minimum) 0.5 spaces per unit
- c. Bicycle parking (minimum) Subject to the regulations in Schedule “C” of the Zoning Regulation Bylaw
- d. Parking may be located on any lot within this CA-77 Zone regardless of the lot where the parking is actually required, provided it is secured by an easement and a covenant in accordance with Schedule “C” of the Zoning Regulation Bylaw.

Words that are underlined see definitions in Schedule “A” of the Zoning Regulation Bylaw

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- e. A parking stall may be bisected by a lot line.

Development Area A

6.89.8 Community Amenities

As a condition of additional density pursuant to part 6.89.9.b, the following amenities must be provided:

- a. 140 enclosed parking spaces below grade, in addition to the parking requirements contained in Part 6.89.7
- b. 34 storage lockers for use by cyclists
- c. 34 Class 1 bicycle parking stalls

6.89.9 Floor Space Ratio, Floor Area

- a. Floor space ratio where the amenities have not been provided pursuant to part 6.89.8.a (maximum) 2.91:1
- b. Floor space ratio where the amenities have been provided pursuant to part 6.89.8.a (maximum) 3.7:1
- c. Of the total floor area, the floor area permitted for residential use (maximum) 7,468m²
- d. Up to 258m² of floor area dedicated for use as a mechanical equipment room on the upper most storey of a building shall be excluded from the calculation of floor area in Parts 6.89.9 a., b. and c.

6.89.10 Height

Principal building height (maximum) 29m

6.89.11 Site Coverage and Open Site Space

- a. Site Coverage (maximum) 78%
- b. Open site space (minimum) 20%

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Development Area B

6.89.12 Community Amenities

- a. As a condition of additional density pursuant to part 6.89.13.b, the following amenity must be provided:

A pedestrian walkway open to the public that:

- i. connects the street levels of Pandora Avenue and Cormorant Street
- ii. is at least 3m wide throughout
- iii. has an average width of at least 3.7m
- iv. is secured by a statutory right of way and covenant under sections 218 and 219 of the *Land Title Act* (British Columbia)

6.89.13 Floor Space Ratio, Floor Area

- a. Floor space ratio where the amenity has not been provided pursuant to part 6.89.12.a (maximum) 2.86:1
- b. Floor space ratio where the amenity has been provided pursuant to part 6.89.12.a (maximum) 5.88:1
- c. Up to 400m² of floor area dedicated for use as a mechanical equipment room on the upper most storey of a building shall be excluded from the calculation of floor area under Parts 6.89.13 a. and b.

6.89.14 Height

Principal building height (maximum) 56.5m

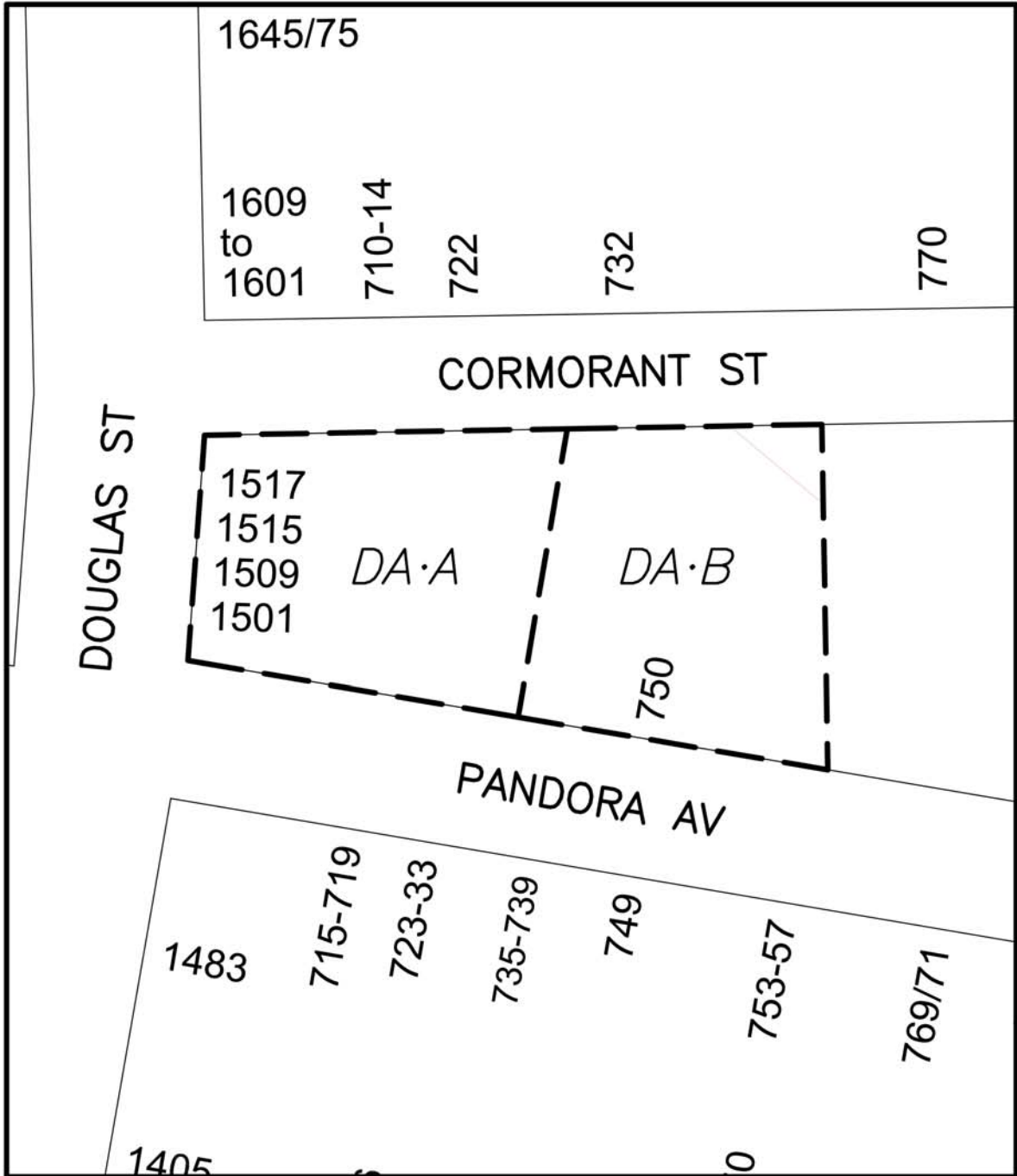
6.89.15 Setbacks

Side yard setback from interior lot lines (east) (minimum) 5m

6.89.16 Site Coverage and Open Site Space

- a. Site Coverage (maximum) 61%
- b. Open site space (minimum) 36%

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Appendix A
 Development Areas
 CD-77 Zone, Douglas and Pandora Office District



Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw