

PART 3.152 – R-113 ZONE, 1702 QUADRA STREET DISTRICT

3.152.1 Definitions

In this Part:

- a. “Artisan studio” means a building or portion thereof used for the practice of a trade or craft requiring artisan skills, but not offensively dirty or noisy in its operation, including but not limited to garment making, tailoring, goldsmithing, silversmithing and jewellery-making, shoe and leather repairing and pottery making
- b. “Arts studio” means a building, or portion thereof, used for the creation, display, instruction or sale of arts
- c. “Live-work” means a self-contained dwelling unit that is combined with commercial space, which is limited to the following commercial uses:
 - i. Artisan Studio
 - ii. Arts studio
 - iii. High tech
 - iv. office;
 - v. Personal serviceprovided that at least one of the residents of such accommodation and no more than three additional non-residents work in the unit.
- d. “Personal service” means the use of a building or portion thereof to provide professional grooming services to a person including but not limited to hairstylists, aestheticians and spa services

3.152.2 Permitted Uses in this Zone

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

- a. Multiple dwelling
- b. Home occupation subject to the regulations in Schedule “D”
- c. Accessory Buildings subject to the regulations in Schedule “F”
- d. Live-work
- e. Commercial uses:
 - i. business offices
 - ii. professional businesses
 - iii. retail stores
 - iv. restaurants

PART 3.152 – R-113 ZONE, 1702 QUADRA STREET DISTRICT

- v. theatres
- vi. clubs for social or recreational purposes
- vii. high tech
- viii. cultural facilities
- ix. personal service
- x. medical offices
- xi. pet daycare

3.152.3 Siting of Permitted Uses

- a. A live/work unit must be located within the first storey of any building.
- b. Commercial uses must be located within the first storey of any building.

3.152.4 Lot Area

- a. Lot area (minimum) 940m²

3.152.5 Community Amenities

- a. As a condition of additional density pursuant to Part 3.152.6 the following community amenities must be provided:
 - i. All dwelling and live-work units must be secured through a legal agreement as rental in perpetuity.

3.152.6 Floor Space Ratio

- a. Floor space ratio (maximum) 2:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.152.5 (maximum) 5.5:1

3.152.7 Height, Storeys

- a. Principal building height (maximum) 37.0m
- b. Storeys (maximum) 13

PART 3.152 – R-113 ZONE, 1702 QUADRA STREET DISTRICT

3.152.8 Setbacks, Projections

- | | |
|--|------|
| a. Quadra Street <u>setback</u> (minimum) | 4.5m |
| b. Fisgard Street <u>setback</u> (minimum) | 4.5m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.0m |
| d. Any <u>balcony</u> or deck may project into a setback (maximum) | 2.2m |

3.152.9 Site Coverage, Open Site Space

- | | |
|-------------------------------------|-------|
| a. <u>Site Coverage</u> (maximum) | 60.0% |
| b. <u>Open site space</u> (minimum) | 40.0% |

3.152.10 Vehicle and Bicycle Parking

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

Bylaw 24-05 adopted September 26, 2024