
RE/MAX
COMMERCIAL
For Lease:
Approx. 2,623 SqFt
2 Retail Units
on Kingsway
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For Lease
RAYMOND
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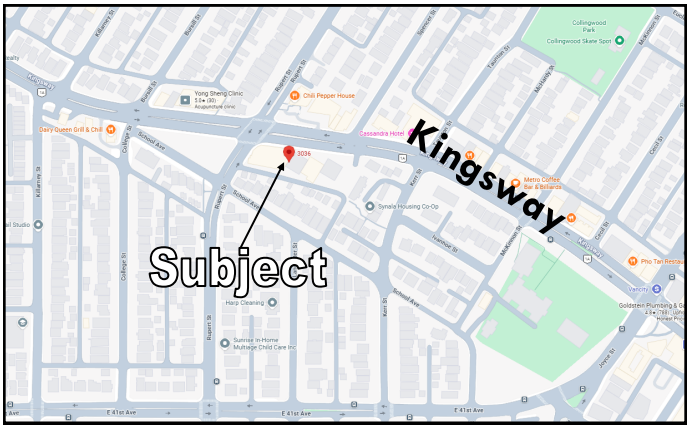
604-263-2823
3026

Approx. 1,204 - 2,623 SqFt Retail Unit on Kingsway

For Lease

3022 & 3026 Kingsway, Vancouver





Must See! 2 retail units with Approx. 1,204 SqFt and 1,419 SqFt (Total 2,623 SqFt) space are available on the ground level of W Kingsway building. Located at Kingsway, between Rupert St and Kerr St, just 2 block from E 41ST Ave (Joyce St). Bus stop just across the road, provided lots of foot traffic. Each units has 1 designated parking stalls and lots of street parking. Under C-2A zoning, allow for various usage for retail, service and office. A rare opportunity for people who is looking for a convenient location to operate their business. **Call now for more information!**

Property Information

Address:	3022 & 3026 Kingsway, Vancouver
P.I.D.:	032-107-765
Zoning:	C-2A COMMERCIAL
Parking:	3 parking stalls
Unit Size:	From 1,204 SqFt to 2,623 SqFt
Built Year:	2026

Basic Rent

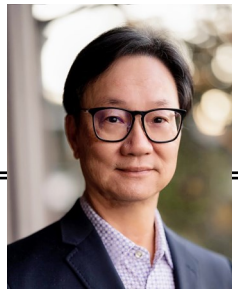
$35 per SqFt

$91,805 per annum, and $7,650.42 per month

Additional Rent (Projected)

$20 per SqFt

$52,460 per annum, $4,371.27 per month



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Raymond Leung
Personal Real Estate Corporation
梁國權 **604-644-6482**

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- No. 1 in Sales with Re/Max Realty Associates 5 years
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- Re/Max Canada Commercial Top 5 Winner 2011
- Re/Max International Top 9 Winner 2011
- Re/Max Circle of Legend Award since 2017
- Re/Max Diamond Club Team Award Winner 2022
- Re/Max Platinum Club Team Award Winner 2023
- Re/Max City Realty Commercial Most Expensive Property Sold 2023
- Re/Max City Realty Commercial Rent Collected 2023
- Re/Max Chairman's Club Team Award Winner 2021 & 2024

2024 Re/Max Western Canada Commercial Team No. 9
Christopher Leung, DULE
梁煒樂 **778-951-1515**

Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5 Fax: 604-439-2299
Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.*




WARNING
cure Defence
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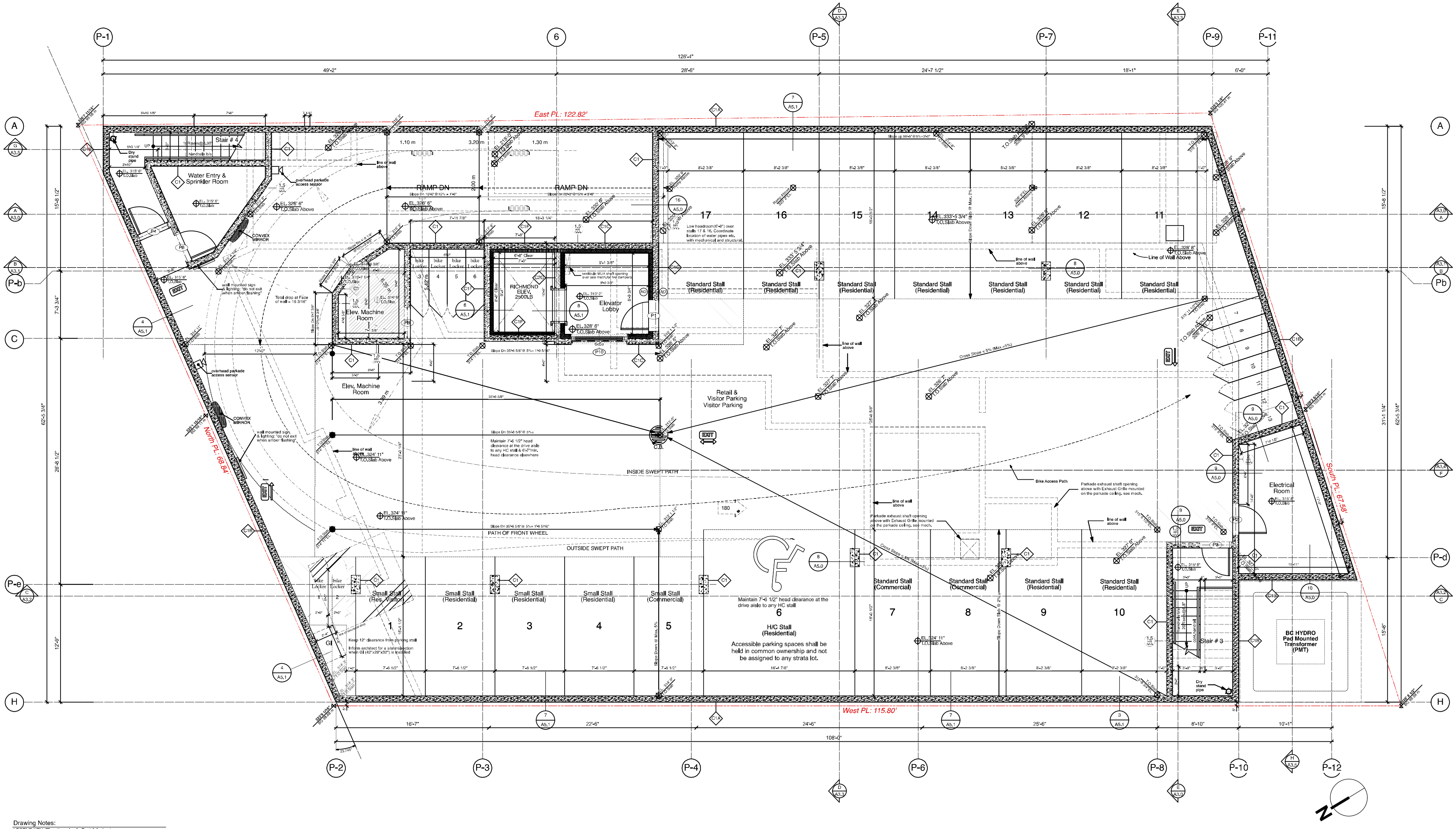
3036 Kingsway, Vancouver							
CRU	Address	Size	Basic Rent $/SqFt	Basic Rent per Month	Additional Rent $/SqFt*	Additional Rent per Month	Total rent per Month
1	3022 Kingsway	1,419	$35.00	$4,138.75	$20.00	$2,365.00	$6,503.75
2	3026 Kingsway	1,204	$35.00	$3,511.67	$20.00	$2,006.67	$5,518.33
Total		2,623	$35.00	$7,650.42	$20.00	$4,371.67	$12,022.08

Projected additional rent, subject to change.



Drawing Notes:

LEGEND KEY (Elevations Are In Feet & Inches)

Dimension & framing notes:
unless shown otherwise, dimensions are taken as follows;

1) Concrete or masonry walls / columns - face of concrete or masonry wall
2) Exterior frame walls - face of exterior sheathing
3) Interior frame walls - face of wood stud
4) Interior suite-to-suite party walls - centerline of wall assembly
5) Gridlines are located at the face of concrete or masonry walls or columns, the face of exterior framed wall sheathing, and the center line of party wall assemblies (unless shown otherwise)
6) Confirm clear dimension for tubs & showers based on actual fixture size and adjacent wall types
7) Provide solid wood blocking at walls behind and adjacent to all toilets and baths/ showers for the installation of future grab bars. refer to the plans and details for more info.
8) caulk joints for all built-up-studs at exterior walls insulated with spray foam insulation
9) refer to window scheules for window R.O. dimensions
10) Provide continuous drywall behind tubs/ shower bases (typical)
11) Confirm clear dimension for ***Passive House Doors*** based on actual door and frame size and adjacent wall types

***the building sited parallel / perpendicular to the West property line.**

General drawing note:
These plans are to be read in conjunction with the latest mechanical, electrical, civil, structural and fire suppression drawings. Structural, mechanical, plumbing information shown for reference and coordination only. Refer to appropriate plans for equipment and structural elements, sizing, etc.

PTL note:
i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
ii. "A minimum of one electrical outlet shall be provided for each two Class A bicycle spaces";
iii. "All building dimensions, setbacks and yards are to the outside of cladding";
iv. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and end of trip facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
v. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
vi. "The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations";
vii. "All enclosed balconies shall be designed and constructed in accordance with the Council-approved Balcony Enclosure Guidelines";
viii. "All signage is shown for reference only and is not approved under this Development Permit. Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits";

Accoustic note:
" The acoustical measures will be incorporated into the final design, based on the consultant's recommendations as concurred with, or amended by, the Medical Health Officer

Symbol	Meaning
	Property Line
	Setback Line
	Hidden Line Over
	Hidden Line Below
	Drop Above
	Tactile Warning System [to be provided at top & intermediate landings of all public stairs]
325'1 15/16" BG 99.11 m	Elevation Marker: Municipal Building grade
EL. 314' 11" T.O.Slab	Elevation Marker: Spot Elevation
RD	Roof Drain
FD	Floor Drain
	Catch Basin
RWL	Rain Water Leader
C2E	Wall / Floor/ Roof Type
0	Door Type
0	Door Type W/ panic hardware
CR	Card Reader
12	Window Type
1	Material Designation (Elevations)
FE	Fire Extinguisher
PW	Pre-wire for opener
AO	Auto opener

CP Stamp

CoV Stamp

FIRE RATINGS

- 2 HOUR
- 1 1/2 HOUR
- 1 HOUR
- 3/4 HOUR
- 0 HR (SMOKE SEPARATION)
- FIREWALL

CORNERSTONE architecture
307 - 611 Alexander Street
Vancouver, British Columbia, Canada V6A 1E1
www.cornerarch.com
tel. 604-253-8800

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Num.	YY MM DD	▲REVISION

Num.	YY MM DD	▲ISSUE
8	2024-11-07	Issued For Construction

Unless signed & sealed, these drawings are not to be used for approval by an authority or for reliance by a client or third party, including the general public.

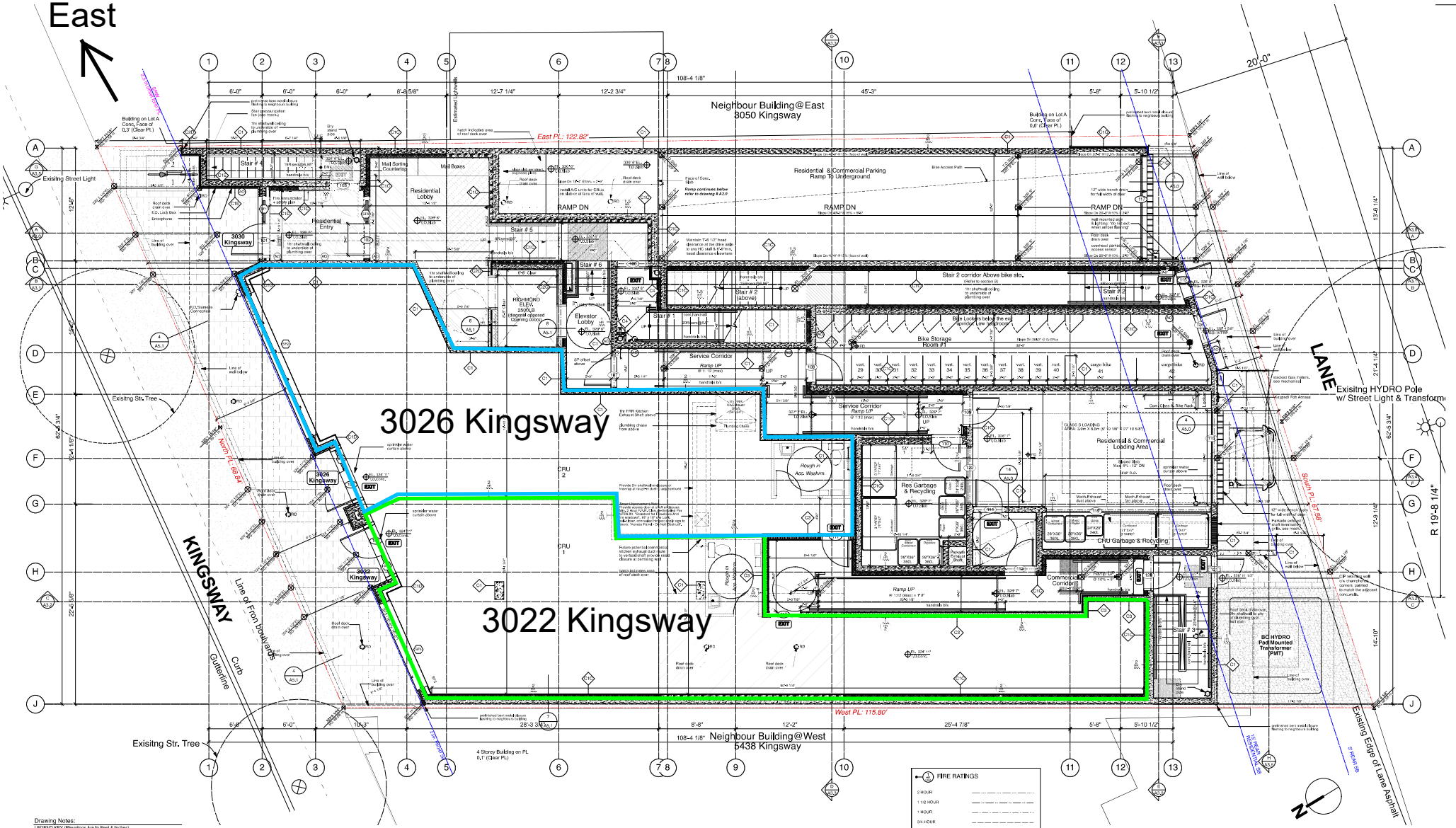
BUILDING CODE	VBBL 2019
ZONING	C-2
DEVELOPMENT PERMIT #	DP-2023-00024
STREET USE PERMIT #	SU-2024-00006
BUILDING PERMIT #	BP-2023-04242
ALTERNATE SOLUTION #	AL-2024-00076
SCALE	1/4" = 1'-0" U.N.O.
PLOT DATE	Thursday, November 7, 2024

DRAWING
PARKADE P1

PROJECT
3030 KINGSWAY
3030 Kingsway
Vancouver, BC

PROJECT NO. 2209

DRAWING NO. **A2.0**



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4) Interior water-source party walls - centerline of wall assembly
5) Shelf-rod and hooked at the face of concrete or masonry walls or columns, the face of exterior framed wall sheathing, and the center line of party wall assemblies (unless shown otherwise)
6) Confirm floor dimension for tubs & showers based on actual fixture size and adjacent wall types
7) Provide solid wood blocking at walls behind and adjacent to all toilets and bathtub showers for the installation of future grab bars, refer to the plans and details for more info.
8) Caulk pans for all bathtubs at exterior walls insulated with spray foam insulation
9) Refer to window schedule for window R.O. dimensions
10) Provide continuous drywall behind lamp shower bases (typical)
11) Confirm clear dimension for *Passive House Doors* based on actual door and frame size and adjacent wall types
**the building sited parallel / perpendicular to the West property line.*

General drawing note:
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Fire notes:
1. The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking Bylaw".
2. "A minimum of one electrical outlet shall be provided for each two Class A bicycle spaces".
3. "All building dimensions, setbacks and yards are to the outside of cladding".
4. The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures and and of the facilities regarding required design standards shall be in accordance with the relevant provisions of Section 6 of the Parking Bylaw".
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Property Line
Setback Line
Hidden Line Over
Hidden Line Below
Drop Above
Tactile Warning System (to be provided at top & intermediate landings of all public stairs)
Elevation Marker: Municipal Building grade
Elevation Marker: Spot Elevation
Roof Drain
Floor Drain
Catch Basin
Rain Water Leader
Wall / Floor Roof Type
Door Type
Door Type: Wi-pond Hardware
Card Reader
Window Type
Material Designation (Elevations)
Fire Extinguisher
Pre-wire for opener
Auto opener

CP Stamp

CoV Stamp

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ALTERNATE SOLUTION #	AL-2024-00078
SCALE	1/4" = 1'-0" U.N.O.
PLOT DATE	Thursday, November 7, 2024

PROJECT
3030 KINGSWAY
3030 Kingsway
Vancouver, BC

DRAWING
LEVEL 1 PLAN

PROJECT NO.
2209

DRAWING NO.
A2.1

/Users/lincoznhaourt/Library/CloudStorage/Dropbox/Cornerstone Dropbox Folders/Dropbox - Current Projects/2209 3030 KINGSWAY/2209_3030 KINGSWAY_DRAWINGS/ARCHITECTURAL/2209_3030 Kingsway-Plans_CURRENT.vwxp

GSA Format - ConDoc F

C-2A

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for a wide range of commercial uses serving both local and city-wide needs in commercial and mixed-use residential buildings. This schedule emphasizes building design that promotes compatibility among uses, ensures liveability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-2A district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
--	All uses in section 2.1 of this schedule	3.1
Regulated by the R1-1 district	Community Care or Assisted Living Facility - Class A	Regulated by the R1-1 district

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including Section 2, Section 10 and Section 11, and compliance with the regulations of this schedule including section 2.2.

The uses identified in the table below as outright approval uses are permitted in this district and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in this district by the Director of Planning or Development Permit Board, with or without conditions, if the Director of Planning or Development Permit Board considers:

(a) the intent of this schedule and all applicable Council policies and guidelines; and

(b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class B	Conditional	
Cultural and Recreational Uses		
Arcade	Conditional	2.2.1
Artist Studio - Class A	Outright	2.2.1
Artist Studio - Class B	Conditional	2.2.1
Arts and Culture Event	Outright	2.2.1
Billiard Hall	Conditional	2.2.1
Bowling Alley	Conditional	2.2.1
Club	Conditional	2.2.1
Community Centre or Neighbourhood House	Conditional	2.2.1
Fitness Centre	Conditional	2.2.1
Hall	Conditional	2.2.1
Library	Outright	2.2.1
Museum or Archives	Outright	2.2.1
Park or Playground	Conditional	
Rink	Outright	2.2.1
Swimming Pool	Outright	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Duplex, existing as of May 19, 2026	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4
Multiple Conversion Dwelling, existing as of May 19, 2026	Conditional	

Use	Approval	Use-Specific Regulations
Multiple Dwelling, existing as of May 19, 2026	Conditional	
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.5
Residential Unit associated with and forming an integral part of an Artist Studio, existing as of May 19, 2026	Conditional	
Seniors Supportive or Independent Living Housing, existing as of May 19, 2026	Conditional	
Single Detached House, existing as of May 19, 2026	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care or Assisted Living Facility - Class A	Conditional	2.2.1, 2.2.6
Community Care or Assisted Living Facility - Class B	Conditional	2.2.1
Detoxification Centre	Conditional	2.2.1
Group Residence	Conditional	2.2.1
Hospital	Conditional	2.2.1
Public Authority Use	Conditional	2.2.1
School - Elementary or Secondary	Conditional	2.2.1
School - University or College	Conditional	2.2.1
Social Service Centre	Conditional	2.2.1
Manufacturing Uses		
Clothing Manufacturing	Conditional	2.2.1
Jewellery Manufacturing	Conditional	2.2.1
Miscellaneous Products Manufacturing - Class B	Conditional	2.2.1
Printing and Publishing	Conditional	2.2.1
Textile or Knit Goods Manufacturing	Conditional	2.2.1
Office Uses		
Financial Institution	Outright	2.2.1
General Office	Outright	2.2.1
Health Care Office	Outright	2.2.1
Health Enhancement Centre	Conditional	2.2.1
Temporary Sales Office	Outright	2.2.1
Parking Uses		
Parking Uses	Conditional	

Use	Approval	Use-Specific Regulations
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.7
Furniture or Appliance Store	Conditional	2.2.1
Gasoline Station - Full Serve	Conditional	
Gasoline Station - Split Island	Conditional	
Grocery or Drug Store, except for Small-Scale Pharmacy	Outright	2.2.1
Grocery Store with Liquor Store	Conditional	2.2.1
Liquor Store	Conditional	2.2.1
Pawnshop	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Outright	2.2.1
Secondhand Store	Conditional	2.2.1
Shared E-Scooter System	Conditional	
Small-Scale Pharmacy	Conditional	2.2.1
Vehicle Dealer	Conditional	
Service Uses		
Animal Clinic or Shelter	Conditional	2.2.1
Animal Services	Conditional	2.2.1
Auction Hall	Outright	2.2.1
Barber Shop or Beauty Salon	Outright	2.2.1
Beauty and Wellness Centre	Outright	2.2.1
Bed and Breakfast Accommodation	Conditional	2.2.1
Cabaret	Conditional	2.2.1
Catering Establishment	Outright	2.2.1
Drive-Through Service	Conditional	
Funeral Home	Conditional	2.2.1
Hotel	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Motor Vehicle Repair Shop	Conditional	2.2.1
Motor Vehicle Wash	Conditional	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Laboratory	Conditional	2.2.1
Photofinishing or Photography Studio	Outright	2.2.1

Use	Approval	Use-Specific Regulations
Print Shop	Outright	2.2.1
Repair Shop - Class A	Conditional	2.2.1
Repair Shop - Class B	Outright	2.2.1
Restaurant - Class 1	Outright	
Restaurant - Class 2	Conditional	2.2.1
Restaurant - Drive-In	Conditional	
School - Arts or Self-Improvement	Outright	2.2.1
School - Business	Outright	2.2.1
School - Vocational or Trade	Outright	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Sign Painting Shop	Conditional	2.2.1
Wedding Chapel	Conditional	2.2.1
Transportation and Storage Uses		
Taxicab or Limousine Station	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
Wholesale Uses		
Lumber and Building Materials Establishment	Conditional	
Wholesaling - Class A	Conditional	2.2.1
Wholesaling - Class B	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1, 2.2.8
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1, 2.2.9
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1, 2.2.10
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.11
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 All commercial uses listed in section 2.1 of this schedule must be carried on wholly within a completely enclosed building, other than the following:

(a) arts and culture event;

(b) display of flowers, plants, fruits and vegetables;

(c) drive-through service;

(d) farmers' market;

(e) gasoline station - full serve;

(f) gasoline station - split island;

(g) hydrotherapy, thermal therapy, or both;

(h) lumber and buildings material establishment;

(i) neighbourhood public house;

(j) outdoor eating area in combination with a cabaret, club, grocery or drug store, restaurant - class 2, or retail store, subject to any conditions that the Director of Planning considers necessary, having regard to the area and location of the eating area with respect to adjoining sites, the hours of operation and the intent of this schedule;

(k) parking and loading facilities;

(l) public bike share;

(m) restaurant;

(n) restaurant - drive-in;

(o) shared e-scooter system;

(p) taxicab or limousine station;

(q) urban farm - class B; and

(r) vehicle dealer,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this schedule.

2.2.2 Any of the non-dwelling uses listed in section 2.1 of this schedule are permitted in a mixed-use residential building, except hotel.

2.2.3 No portion of the first storey of a mixed-use residential building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

2.2.4 Development on any site consisting of 3 or more dwelling units that:

(a) requires the demolition, or change of use or occupancy of a rental housing unit on that site; or

(b) would have required such demolition, or change of use or occupancy had a person, during the 3 years preceding the date of application for a development permit, not demolished 1 or more rental housing units or changed their use or occupancy,

is subject to the **Rental Housing Stock Official Development Plan**.

2.2.5 Principal dwelling unit with lock-off unit is permitted only in a multiple dwelling or mixed-use residential building.

2.2.6 Community care or assisted living facility - class A must comply with the regulations that apply to this use in the **R1-1 district**.

2.2.7 Farmers' market may be permitted if the Director of Planning considers the impact of the use with respect to nearby sites, parking, traffic, noise, pedestrian amenity and size of facility.

2.2.8 Accessory buildings customarily ancillary to any use listed in section **2.1** of this schedule are permitted as an outright approval use if:

(a) no accessory building exceeds 4.6 m in building height; and

(b) all accessory buildings are located:

(i) at least 3.1 m from the ultimate centre line of any rear or flanking lane, and

(ii) at least 0.6 m from the ultimate rear property line.

2.2.9 Accessory uses customarily ancillary to any outright approval use listed in section **2.1** of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 33.3% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section **2.1** of this schedule or the accessory use is a home-based business.

2.2.10 Accessory uses customarily ancillary to any conditional approval use listed in section **2.1** of this schedule must comply with the provisions in section **2.2.9** above.

2.2.11 Any other use that is not specifically listed and defined as a use in **Section 2** of this by-law may be permitted if the Director of Planning considers the use to be comparable in nature to the uses listed in this schedule, having regard to the intent of this schedule.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 All Uses

All uses, except uses that are regulated by other district schedules, are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 For mixed-use residential building, if the form of tenure for the residential floor area:

(a) is secured as 100% residential rental tenure, the maximum floor space ratio is 3.50 provided that:

(i) the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35, and

(ii) at least 35% of the total dwelling units have 2 or more bedrooms; or

(b) includes any tenure other than residential rental tenure, the maximum floor space ratio is 2.50 provided that the floor space ratio for non-dwelling uses on the first storey facing the street is at least 0.35.

3.1.1.2 For all other uses, the maximum floor space ratio is:

(a) 3.50 for hotel or hotel in combination with any other non-dwelling use; and

(b) 2.50 for all other uses combined.

3.1.1.3 Despite sections **3.1.1.1(a)** and **3.1.1.2(a)** above, the maximum floor space ratio is 3.70 if the site is a corner site:

(a) with a minimum site frontage of 45.7 m; and

(b) has a minimum site area of 1,672 m^2.

3.1.2 Building Form and Placement

	Regulations	C-2A
3.1.2.1	Maximum building height	23.0 m
3.1.2.2	Minimum front yard depth	2.5 m
3.1.2.3	Minimum side yard width for a site that:	
	(a) adjoins a site located in any R district without the intervention of a lane	1.8 m

Regulations		C-2A
	(b) does not adjoin a site located in an R district	not required
3.1.2.4	Minimum rear yard depth	1.5 m

Building Height

3.1.2.5 Building height in section **3.1.2.1** above is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.

3.1.2.6 Despite section **3.1.2.1** above, the maximum building height is 27.5 m if the site is in a transit-oriented area.

Front Yard

3.1.2.7 The Director of Planning may decrease the minimum front yard depth if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Maximum building height

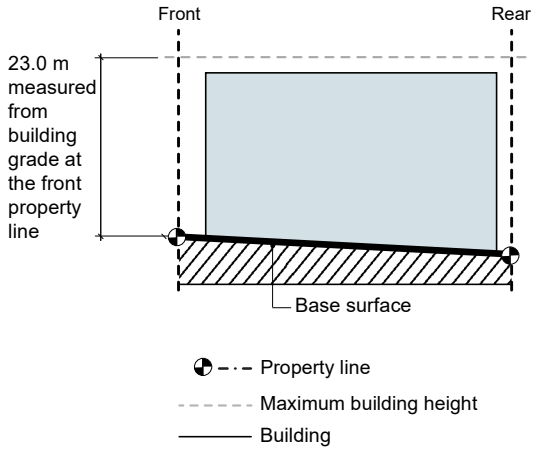
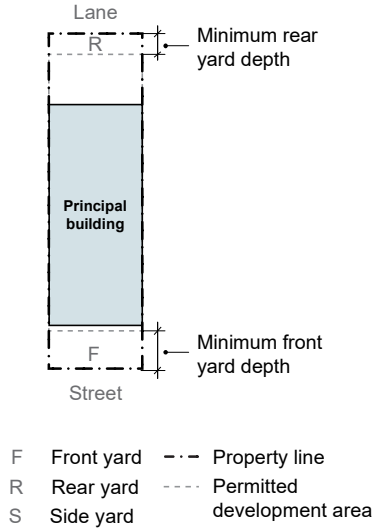


Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in this district, except uses that are regulated by other district schedules, are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include:

(a) all floors of all buildings, including accessory buildings measured to the extreme outer limits of the building; and

(b) stairways, fire escapes, elevator shafts, and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.1.2 Computation of floor area must exclude:

(a) balconies and decks, and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that:

(i) the total area of these exclusions does not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks;

(c) floors or portions of floors used for:

(i) off-street parking and loading, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage,

(iii) heating and mechanical equipment, or

(iv) uses that the Director of Planning considers similar to the foregoing;

(d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(e) the following areas to a combined maximum of 10% of the total permitted floor area:

(i) areas accessory to hotel use, limited to meeting rooms, conference facilities, guest recreational facilities such as fitness centres, swimming pools and locker areas, libraries, business centres and other areas that the Director of Planning considers similar to the foregoing,

(ii) child day care facilities, and

(iii) common amenity areas accessory to all other uses.

4.1.3 The Director of Planning may exclude up to 0.05 of the permitted floor space ratio for exterior circulation located above the first storey.

4.2 Access to Natural Light

4.2.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.2.2 For the purposes of section 4.2.1 above, habitable room means any room except a bathroom or kitchen.

5 RELAXATIONS

5.1 The Director of Planning may relax the non-dwelling use regulations in sections 2.2.3, 3.1.1.1(a)(i) and 3.1.1.1(b) of this schedule if 100% of the residential floor area is developed as social housing and the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.