Street Front Retail Unit with Stable Tenant

For Sale

2560 E Hasting St, Vancouver





Must See! Approx. 1,681 SqFt street front retail unit in Vancouver East. Located in E Hasting St, one of the most important east-west traffic corridors in the cities of Vancouver and Burnaby. Only one intersection far from Nanaimo St, bus stop in front of the door. Currently, it's occupied by a stable therapy & acupuncture NNN tenant, who have approx. $400K improvement in the unit. Approx. 3% CAP rate, 5 years term plus 2 of 5 years renew, and yearly gradual rent increase. The property directly face to future 6 story mixed use development site with London Drug on the ground. **Call now for more information!**

All measurement is approximate and from BC Assessment, buyer need to verify if deemed it's necessary.

Property Information

Address:	2560 E Hasting St, Vancouver
Legal:	STRATA LOT 17, PLAN LMS1880, DISTRICT LOT THSL, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
P.I.D.:	019-194-277
Zoning:	C-2C COMMERCIAL
Unit Size:	1,681 sqft

Government Assessment (2024)

Land	$1,042,000
Improvement	$98,200
Total	$1,140,200
Tax:	$11,920.9

Property Information

Year built:	1948
Parking:	1+Street parking
Lease term:	5 years, remaining 3.5 years



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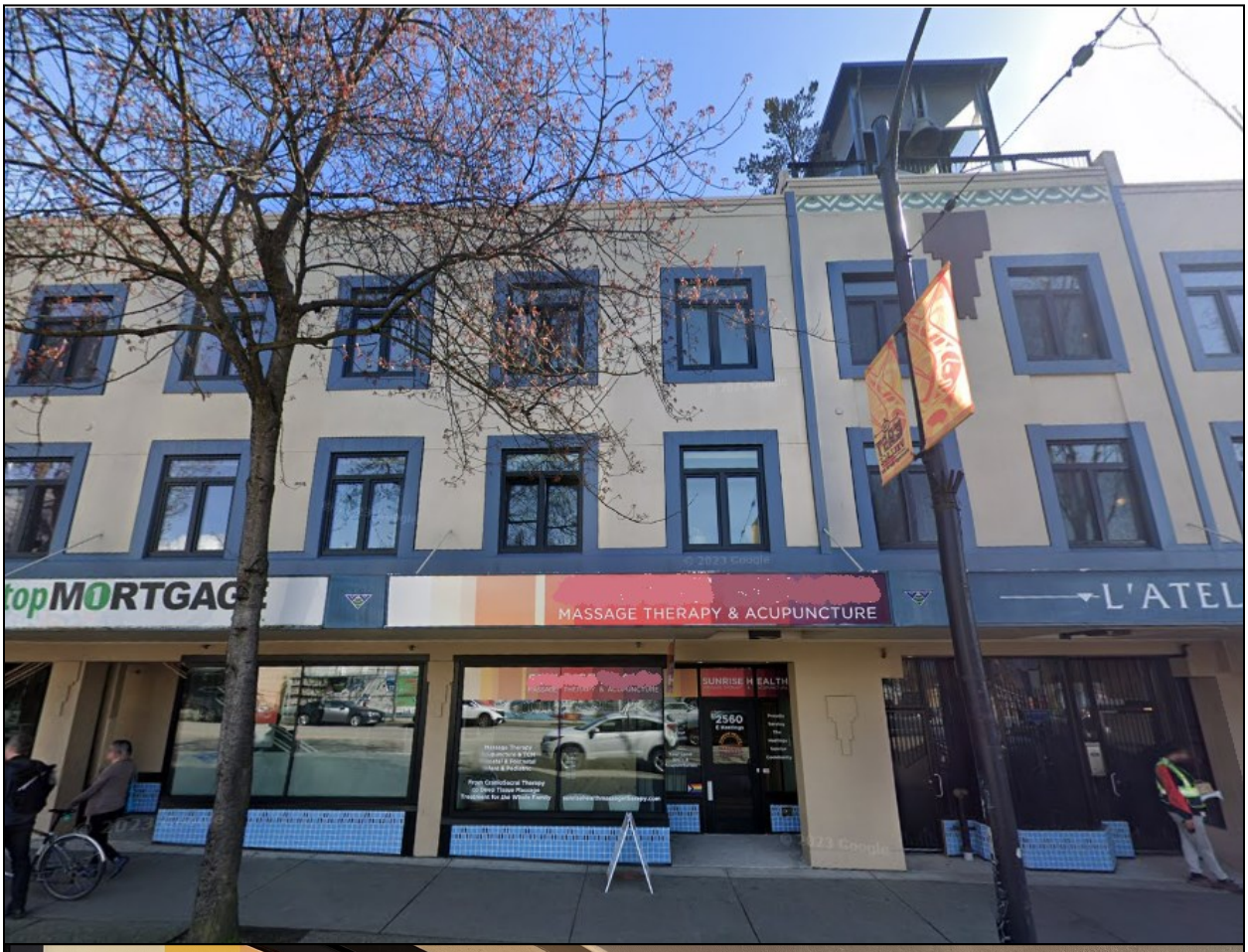
- No. 1 Re/Max Commercial Western Canada 2015
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Leung Real Estate Group Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

**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.*

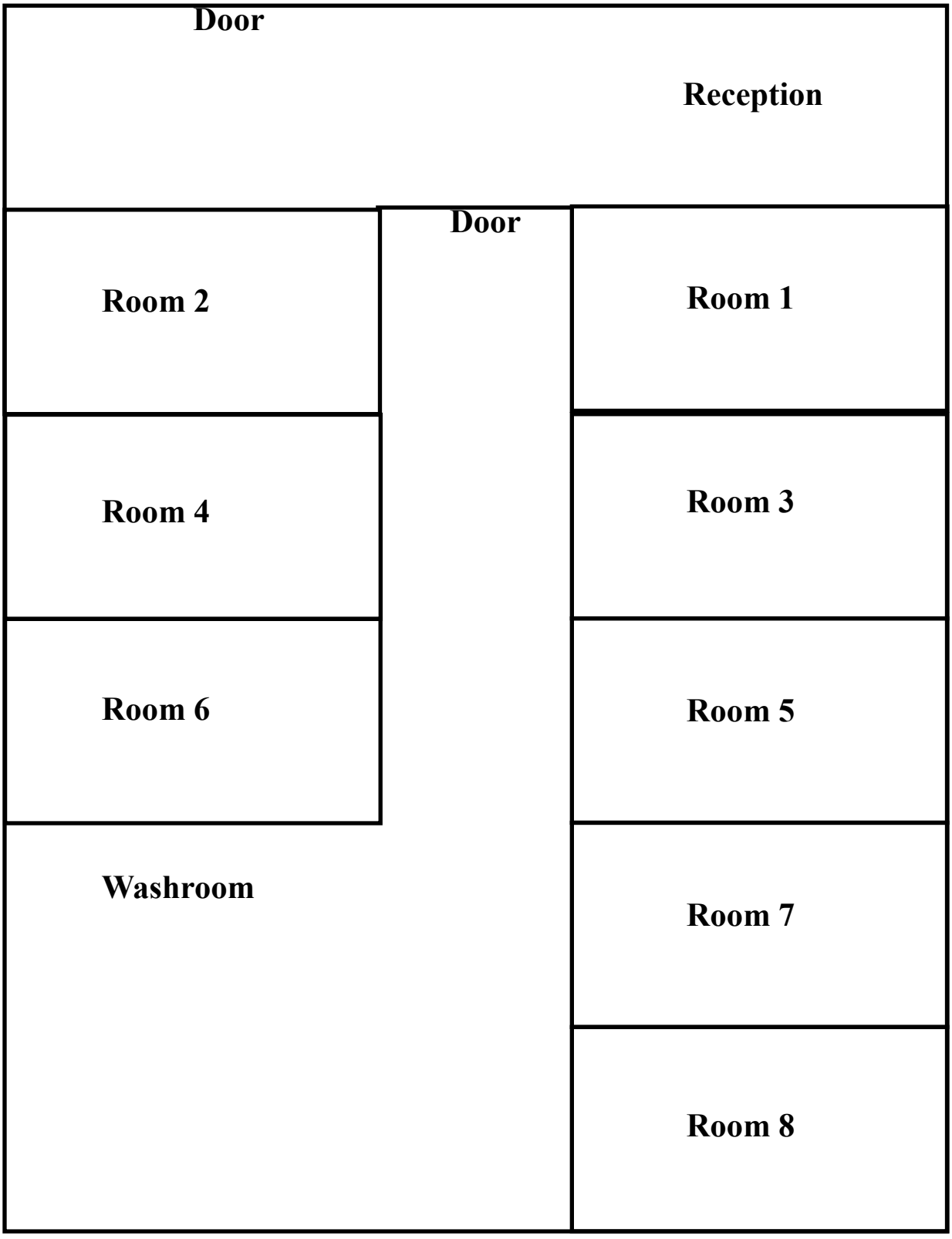

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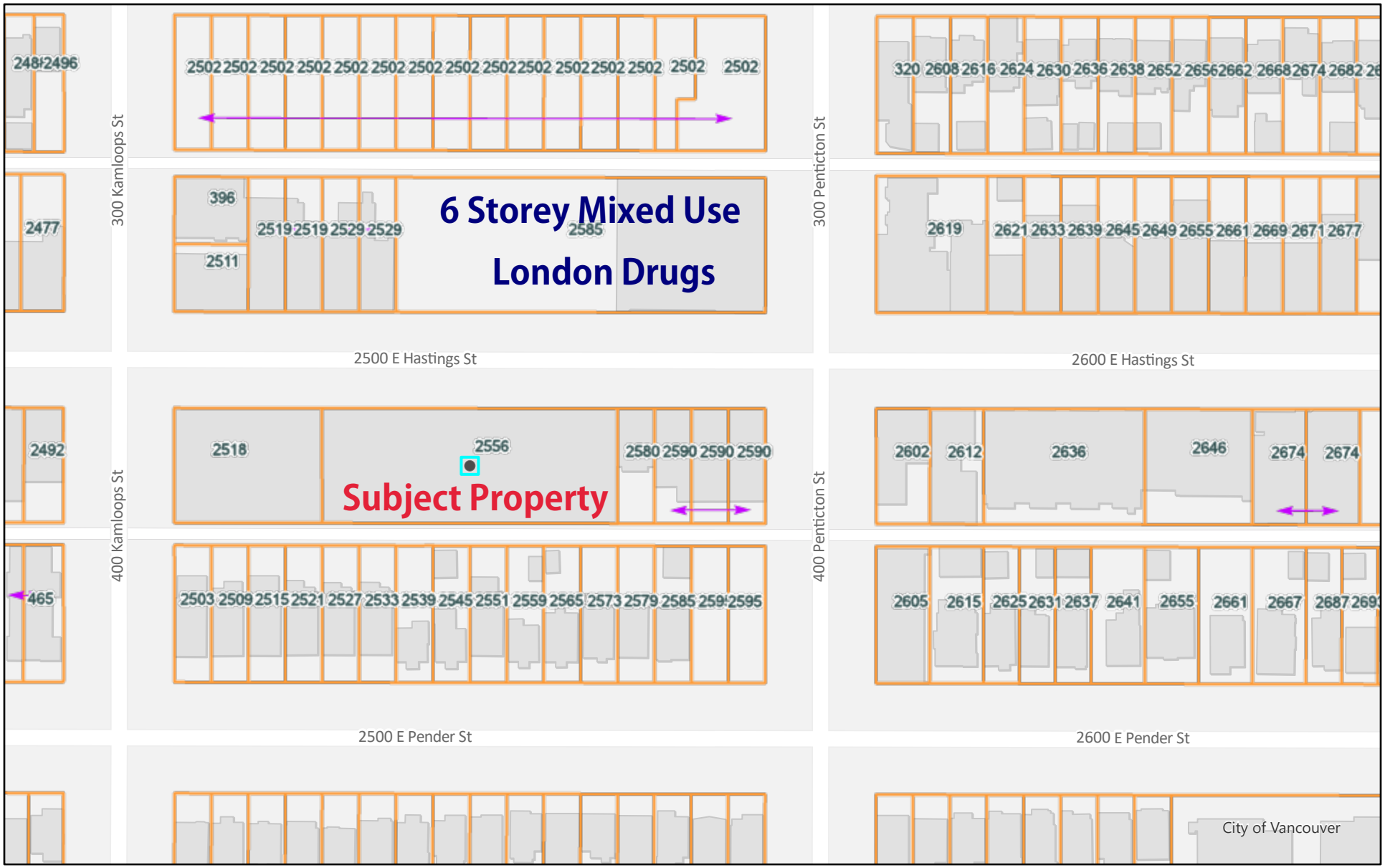

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Infinity

Roughly Layout
without size



Site Map



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Scale: 1:2,257

0 0.02 0.04 0.07 km

Public Street

Property Parcels

Property Parcel Lines

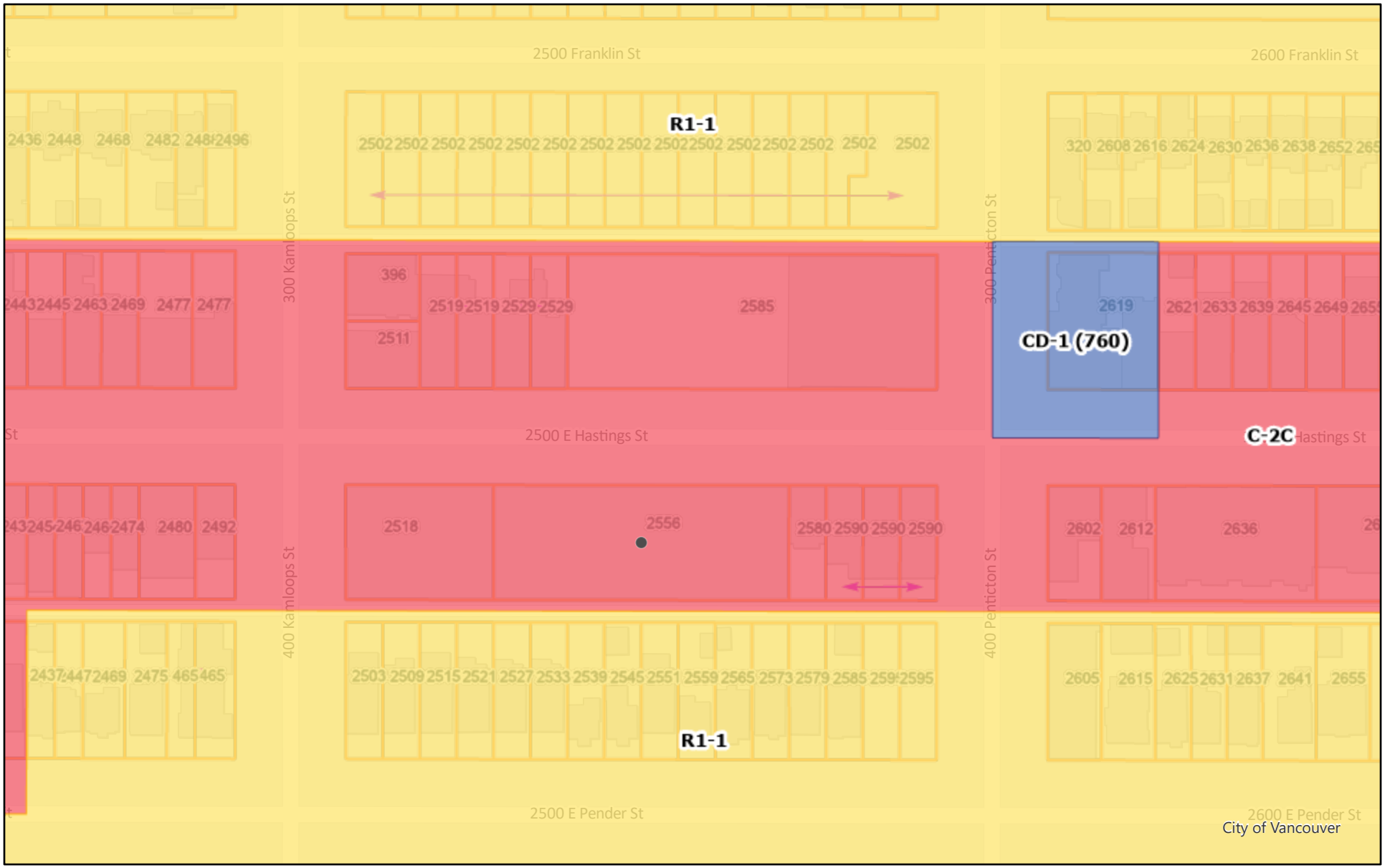
Tie Lines

Property Address Numbers

Front 6 Storey Mixed Use Development
London Drugs Ground



Zoning Map



5/10/2024, 11:01:49 AM

Public Street

Zoning District

Commercial

Comprehensive Development

Residential Inclusive

Property Parcels

Property Parcel Lines

Tie Lines

Property Address Numbers

Scale: 1:2,257

0 0.02 0.04 0.07 km

C-2C

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to provide for a wide range of goods and services, to maintain commercial uses that require central locations to serve larger neighbourhoods, districts or communities, and to encourage creation of a pedestrian-oriented district shopping area by allowing more residential floor area and limiting the floor area for office uses. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.

Without limitation, applicable Council policies and guidelines for consideration include the **C-2B, C-2C and C-2C1 Guidelines**, **C-2C Broadway and Commercial Drive Guidelines**, and **C-2, C-2B, C-2C, and C-2C1 Guidelines for Residential Rental Tenure Buildings**.

1.2 Overview

The table below provides an overview of outright and conditional approval uses in the C-2C 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
--	Mixed-Use Residential Building that is a residential rental tenure building	3.1
	Other uses in section 2.1 of this schedule	3.2

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; and

(c) the amount of open space, including plazas, and landscaping being provided and the impact of the development on the character of the community.

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		
Artist Studio	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	Conditional	2.2.1
Museum or Archives	Conditional	2.2.1
Park or Playground	Conditional	
Rink	Conditional	2.2.1
Swimming Pool	Conditional	2.2.1
Theatre	Conditional	2.2.1
Zoo or Botanical Garden	Conditional	2.2.1
Dwelling Uses		
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.3, 2.2.4, 2.2.5

Use	Approval	Use-Specific Regulations
Multiple Conversion Dwelling, resulting from the conversion of a building existing prior to June 18, 1956	Conditional	2.2.5, 2.2.6
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.3, 2.2.4, 2.2.7
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	2.2.1
Seniors Supportive or Assisted Housing	Conditional	
Institutional Uses		
Ambulance Station	Conditional	2.2.1
Child Day Care Facility	Conditional	2.2.1
Church	Conditional	2.2.1
Community Care Facility - Class B	Conditional	2.2.1
Group Residence	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
Office Uses		
Office Uses	Conditional	2.2.1, 2.2.8
Retail Uses		
Cannabis Store	Conditional	2.2.1
Farmers' Market	Conditional	2.2.9
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
Service Uses		

Use	Approval	Use-Specific Regulations
Animal Clinic	Conditional	2.2.1
Auction Hall	Conditional	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
Catering Establishment	Conditional	2.2.1
Laundromat or Dry Cleaning Establishment	Outright	2.2.1
Neighbourhood Public House	Conditional	
Photofinishing or Photography Studio	Outright	2.2.1
Print Shop	Conditional	2.2.1
Repair Shop - Class B	Outright	2.2.1
Restaurant - Class 1	Conditional	
School - Arts or Self-Improvement	Conditional	2.2.1
School - Business	Conditional	2.2.1
School - Vocational or Trade	Conditional	2.2.1
Short Term Rental Accommodation	Conditional	2.2.1
Utility and Communication Uses		
Public Utility	Conditional	2.2.1
Radiocommunication Station	Conditional	2.2.1
Recycling Depot	Conditional	2.2.1
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.1, 2.2.10
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.1, 2.2.11
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	2.2.1, 2.2.12
Any other use that is not specifically listed and defined as a use in Section 2 of this by-law	Conditional	2.2.1, 2.2.13
Deposition or extraction of material, which alters the configuration of the land	Conditional	2.2.1

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) farmers' market;

(d) gasoline station - full serve;

(e) gasoline station - split island;

(f) neighbourhood public house;

(g) outdoor eating area in combination with a club, grocery or drug store, 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;

(h) parking and loading facilities;

(i) public bike share;

(j) restaurant - class 1;

(k) shared e-scooter system; and

(l) urban farm - class B,

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.

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 Only dwelling uses are permitted on the third floor of any building, except that the Director of Planning may vary this requirement if the Director of Planning is satisfied that dwelling use is inappropriate or impractical.

2.2.5 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**.

2.2.6 Multiple conversion dwelling, resulting from the conversion of a building existing prior to June 18, 1956, may be permitted if:

(a) the Director of Planning considers:

(i) the quality and liveability of the resulting units,

(ii) the suitability of the building for conversion in terms of age and size, and

(iii) the impact of the conversion on adjacent properties and the character of the area;

(b) there are no additions to the building; and

(c) no housekeeping or sleeping units are created.

2.2.7 Principal dwelling unit with lock-off unit may be permitted only in a mixed-use residential building.

2.2.8 No portion of a storey having an elevation within 2.0 m of street grade on the fronting street, to a depth of 10.7 m of the front wall of the building and extending across its full width, may be used for general office except for:

(a) an insurance or travel agency or real estate office; and

(b) entrances to the general office portion,

and in the case of a site abutting more than 1 street, the fronting street is to be determined by the Director of Planning.

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

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

(a) no accessory building exceeds 3.7 m in height measured to:

(i) the highest point of a flat roof,

(ii) the deck line of a mansard roof, or

(iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,

provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located in the rear yard; and

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 15% of the total site area,

except that the Director of Planning may vary the maximum building height, the location regulations, and the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

2.2.11 Accessory uses customarily ancillary to any use listed in section **2.1** of this schedule are permitted provided that the total floor area of all accessory uses does not exceed 25% of the gross floor area of the principal use, unless permitted as an outright approval use pursuant to section **2.1** of this schedule, except that the Director of Planning may vary the floor area regulations to a maximum total floor area not exceeding 33.3% of the gross floor area of the principal use.

2.2.12 Accessory uses customarily ancillary to any conditional approval use listed in section **2.1** of this schedule must comply with the provisions in section **2.2.11** above.

2.2.13 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 Mixed-Use Residential Building that is a Residential Rental Tenure Building

Mixed-use residential building that is a residential rental tenure building is subject to the following regulations. For the purposes of this schedule, “residential rental tenure building” means a building:

(a) that is located outside of sub-area A, which is illustrated in **Map 1: Sub-Area A** at the end of this schedule;

(b) that is a mixed-use residential building and contains at least 3 dwelling units;

(c) where all of the dwelling units are non-stratified and secured as residential rental tenure;

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

(e) where the third storey and above, measured from the front property line, is limited to dwelling use only.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 3.50 for all uses combined, 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 Despite section **3.1.1.1** above, for a corner site, the maximum floor space ratio is 3.70 for all uses combined, provided that:

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

(b) the length of the front property line facing the street is at least 45.7 m; and

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

3.1.1.3 Despite sections **3.1.1.1** and **3.1.1.2** above, the Director of Planning may increase the permitted floor space ratio by up to 0.05 for exterior circulation located above the first storey.

3.1.2 Building Form and Placement

	Regulations	C-2C
3.1.2.1	Maximum unit frontage for any commercial use	15.3 m
3.1.2.2	Maximum building height:	
	(a) where the floor-to-floor height for non-dwelling uses located on the first storey, facing the street is:	
	(i) 5.2 m or greater	22.0 m and 6 storeys
	(ii) less than 5.2 m	19.8 m and 6 storeys
	(b) for portions of a building located within 4.6 m of the ultimate rear property line	6.1 m
3.1.2.3	Minimum front yard depth	2.5 m
3.1.2.4	Minimum side yard width for a side yard that:	
	(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
	(b) adjoins a site located in any RA, R1 or RT district, without the intervention of a lane	0.9 m
	(c) does not adjoin a site located in an R district	not required
3.1.2.5	Minimum rear yard depth and rear setback for portions of a building:	
	(a) containing non-dwelling uses only, and less than 6.1 m in height	1.5 m
	(b) containing non-dwelling uses only, and 6.1 m or more in height	4.6 m
	(c) containing dwelling uses	4.6 m

Building Height

3.1.2.6 Building height in section **3.1.2.2(a)** above is measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line.

3.1.2.7 The maximum building height in section **3.1.2.2(b)** above does not apply to portions of a building where the rear yard has been decreased under section **3.1.2.16** below.

3.1.2.8 Despite the maximum building height in sections **3.1.2.2** and **3.1.2.7** above, no portion of the building may extend above an envelope formed by a vertical line measuring 15.3 m in height at the front property line and a plane formed by an angle of 135 degrees measured from the vertical, except where:

(a) the site frontage faces a street:

(i) with a total width measuring 24.4 m or greater, measured from property line to property line or, where any building lines exist, measured from the building line or lines, and

(ii) generally running north-south; or

(b) the site frontage faces a street with a total width measuring more than 27.5 m, measured from property line to property line or, where any building lines exist, measured from the building line or lines.

Diagram: Maximum building height for residential rental tenure buildings

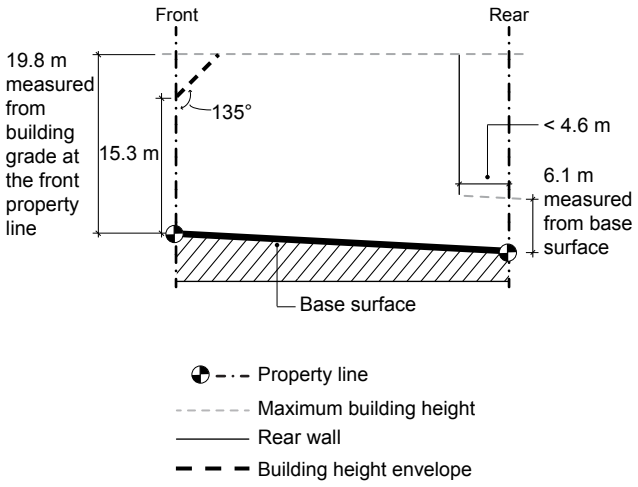
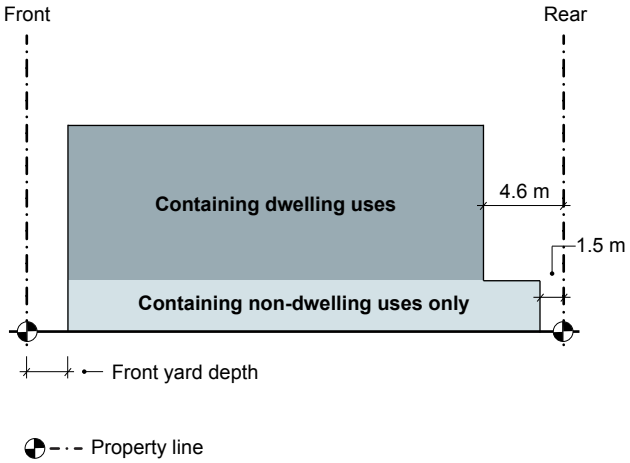


Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



3.1.2.9 The Director of Planning or Development Permit Board may increase the maximum building height if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

Front Yard

3.1.2.10 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.

Side Yard and Side Setback

3.1.2.11 Despite the minimum side yard width in section **3.1.2.4(c)** above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

3.1.2.12 Despite the minimum side yard width in sections **3.1.2.4** and **3.1.2.11** above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in section **3.1.2.4** above.

3.1.2.13 For any parking area on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required.

3.1.2.14 The Director of Planning may decrease any minimum side yard width or side setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

3.1.2.15 Despite the minimum rear yard depth and rear setback in section **3.1.2.5(a)** above, if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the minimum rear yard depth and rear setback is 3.1 m.

3.1.2.16 Despite the minimum rear yard depth and rear setback in sections **3.1.2.5(b)** and **3.1.2.5(c)** above, in the case of a corner site, the rear yard depth and rear setback may be decreased to a minimum of 1.5 m if the portion of the building for which the rear yard is decreased:

(a) is located at least 22.8 m from an adjoining site; and

(b) does not exceed 25.3 m in width, measured from the ultimate exterior side property line,

except that if the rear of the site adjoins the side yard of a site located in an R district, without the intervention of a lane, the rear yard depth and rear setback may not be decreased.

3.1.2.17 Despite the minimum rear yard depth and rear setback in section **3.1.2.5(c)** above, roof decks and balconies may project into the setback.

3.1.2.18 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

3.2 Other Uses

Uses not regulated by section 3.1 of this schedule are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is:

(a) 1.20 for office uses;

(b) 1.50 for dwelling uses other than mixed-use residential building; and

(c) 3.00 for all other uses,

provided that the floor space ratio for non-dwelling uses on the first storey facing the street must be at least 0.35.

3.2.1.2 For the purposes of section 3.2.1.1 above, where there is a residential unit associated with and forming an integral part of an artist studio, the artist studio is also considered a dwelling use.

3.2.2 Building Form and Placement

	Regulations	C-2C
3.2.2.1	Maximum unit frontage for any commercial use	15.3 m
3.2.2.2	Maximum building height	10.7 m
3.2.2.3	Minimum front yard depth	2.5 m
3.2.2.4	Minimum side yard width for a side yard that:	
	(a) adjoins a site located in any RM district, without the intervention of a lane	1.5 m
	(b) adjoins a site located in any RA, R1 or RT district, without the intervention of a lane	0.9 m
	(c) does not adjoin a site located in an R district	not required
3.2.2.5	Minimum rear yard depth and rear setback for portions of a building:	
	(a) containing non-dwelling uses only	1.5 m
	(b) containing dwelling uses	4.6 m

Building Height

3.2.2.6 Despite the maximum building height in section 3.2.2.2 above, in the case of a site fronting a street generally running east-west, no portion of a building may extend above the envelope formed by a vertical line measuring 7.3 m in height at the north property line and a plane formed by an angle of 120 degrees measured from the vertical and having its vertex at the maximum building height permitted at the north property line.

3.2.2.7 The Director of Planning or Development Permit Board may increase the maximum building height to a height not exceeding 15.3 m and may permit a building that exceeds the required envelope if the Director of Planning or Development Permit Board considers:

(a) the height, bulk and location of the building and its impact on the site, surrounding buildings and streets, and existing views;

(b) the amount of open space, including plazas, and the impact of overall design on the general amenity of the area;

(c) the relationship of the development with nearby residential areas; and

(d) the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

Diagram: Maximum building height for a site fronting on a street generally running east-west

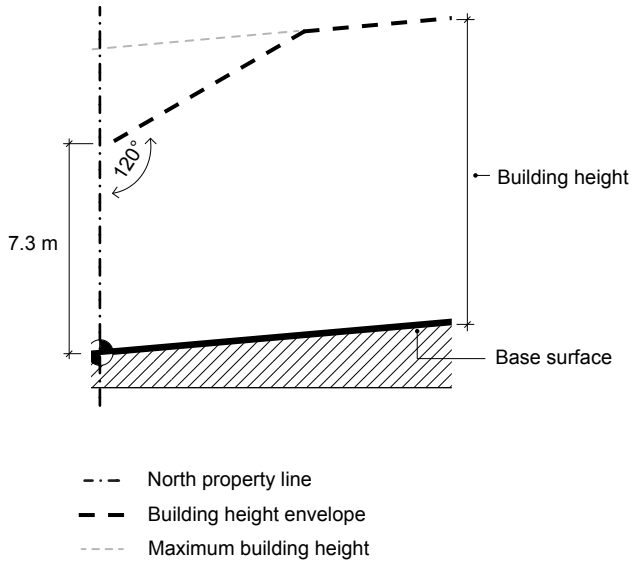
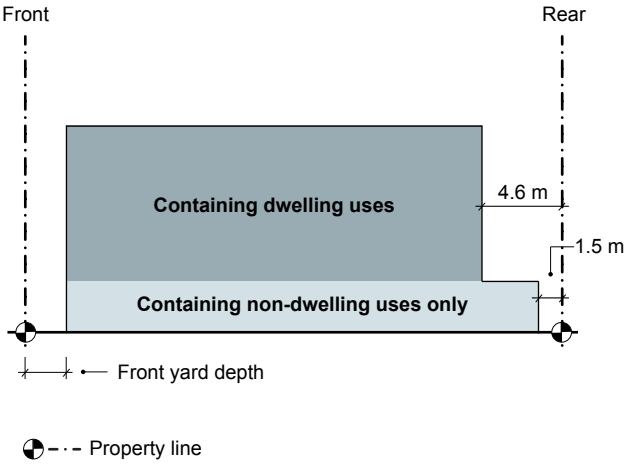


Diagram: Front yard, rear yard and rear setback for a building where the first floor contains non-dwelling uses only



Front Yard

3.2.2.8 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.

Side Yard and Side Setback

3.2.2.9 Despite the minimum side yard width in section 3.2.2.4(c) above, where a side yard is provided, although not required, the minimum side yard width is 0.9 m.

3.2.2.10 Despite the minimum side yard width in sections 3.2.2.4 and 3.2.2.9 above, in the case of a corner site, the exterior side yard requirements are the same as the front yard requirements in sections 3.2.2.3 and 3.2.2.8 above.

3.2.2.11 For any parking area on a corner site, a side setback of 1.2 m from the side property line abutting the flanking street is required.

3.2.2.12 The Director of Planning may decrease any minimum side yard depth or side setback if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

3.2.2.13 Despite the minimum rear yard depth and rear setback in section 3.2.2.5(b) above, roof decks and balconies may project into the setback.

3.2.2.14 The Director of Planning may decrease the minimum rear yard depth or rear setback if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in this district are subject to the following regulations.

4.1 Computation of Floor Area

4.1.1 Computation of floor area must include all floors of all buildings, including accessory buildings, both above and below ground level, measured to the extreme outer limits of the building.

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 the total area of these exclusions does not exceed 8% of the permitted floor area;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof, which are located:

(i) at or below the base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length, or

(ii) above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided the maximum exclusion for parking space does not exceed 7.3 m in length;

(d) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a dwelling use, to a maximum floor area of 10% of the total permitted floor area; and

(e) 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.

4.1.3 For a building other than a residential rental tenure building, the Director of Planning may permit enclosed residential balconies to be excluded in the computation of floor area, if the Director of Planning considers all applicable Council policies and guidelines and approves the design of any balcony enclosure, except that:

(a) the total area of all open and enclosed balcony or deck exclusions may not exceed 8% of the permitted residential floor area; and

(b) no more than 50% of the excluded balcony floor area may be enclosed.

4.2 Horizontal Angle of Daylight

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.

4.2.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.2.4 The plane or planes referred to in section 4.2.3 above must be measured horizontally from the centre of the bottom of each window.

4.2.5 An obstruction referred to in section 4.2.3 above means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted on any adjoining site.

4.2.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

4.3 Dedication of Land

4.3.1 Dedication for Lane Purposes

4.3.1.1 Where a site does not abut a lane, or abuts a lane that is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.

4.3.1.2 Where a dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.3.2 Statutory Right of Way for Sidewalk and Boulevard Purposes

4.3.2.1 For all new buildings, a surface statutory right of way on a portion of the site must be provided to the City for sidewalk and boulevard improvements to achieve a distance of 2.5 m from the front property line.

4.3.2.2 Despite section 4.3.2.1 above, the Director of Planning or Development Permit Board may permit a reduced surface statutory right of way if the Director of Planning or Development Permit Board considers the intent of this schedule and all applicable Council policies and guidelines.

5 RELAXATIONS

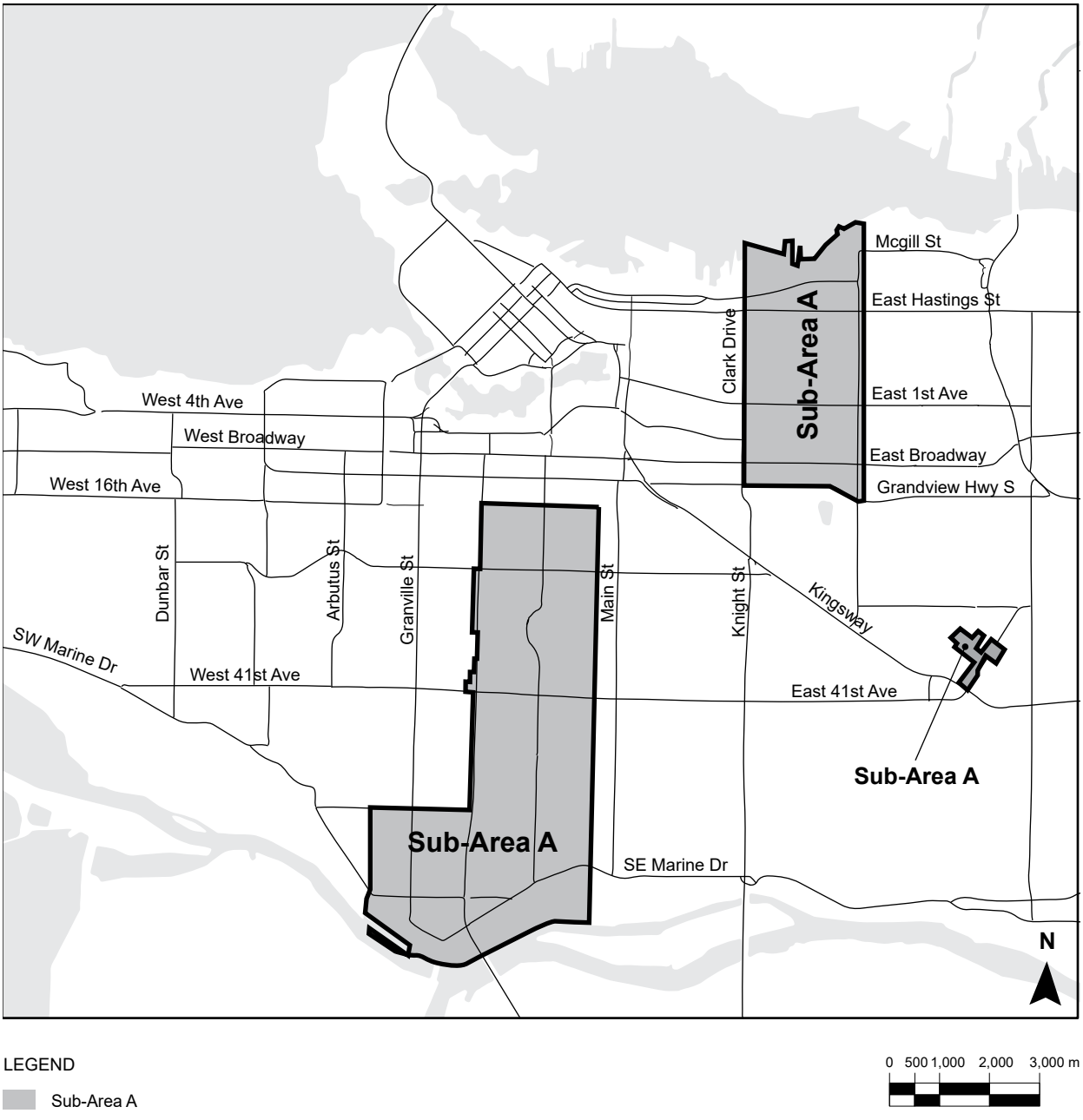
5.1 The Director of Planning may relax the maximum unit frontage regulation in sections 3.1.2.1 and 3.2.2.1 of this schedule if:

(a) a pedestrian amenity area such as a courtyard or resting area is provided, or pedestrian interest is otherwise maintained; and

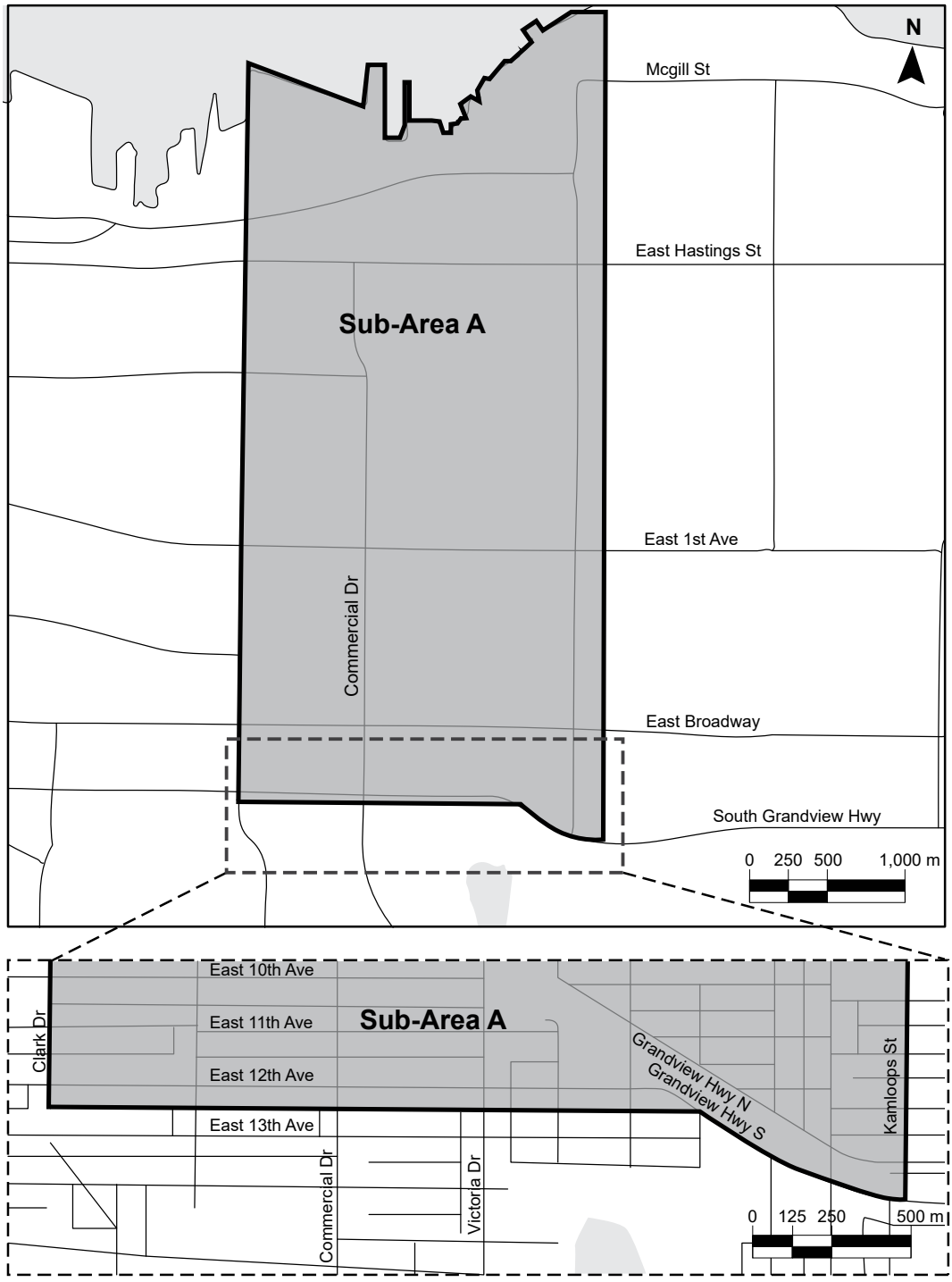
(b) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Map 1: Sub-Area A

Sub-area A, as shown in Map 1 below, is further illustrated by Maps 1A, 1B, 1C, 1D and 1E.



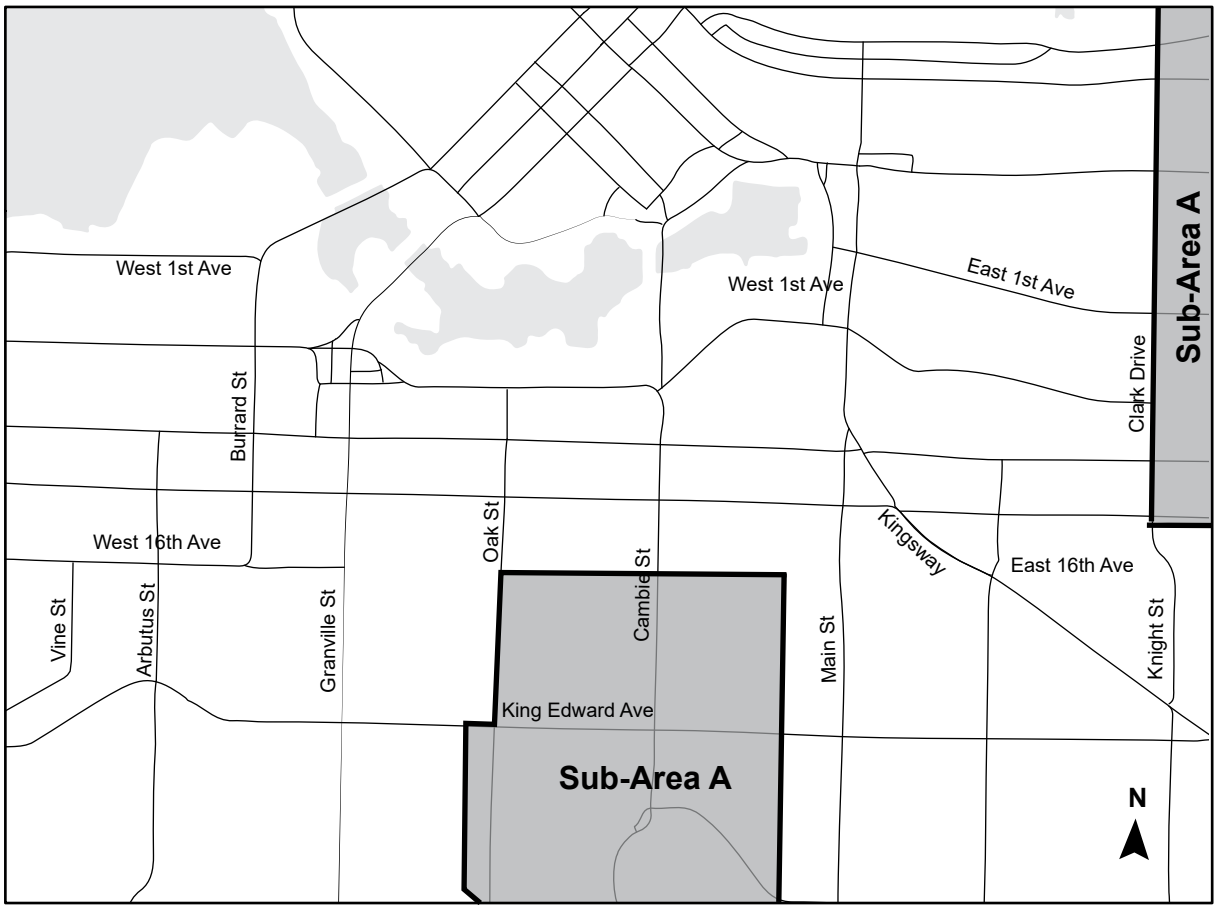
Map 1A: Sub-Area A



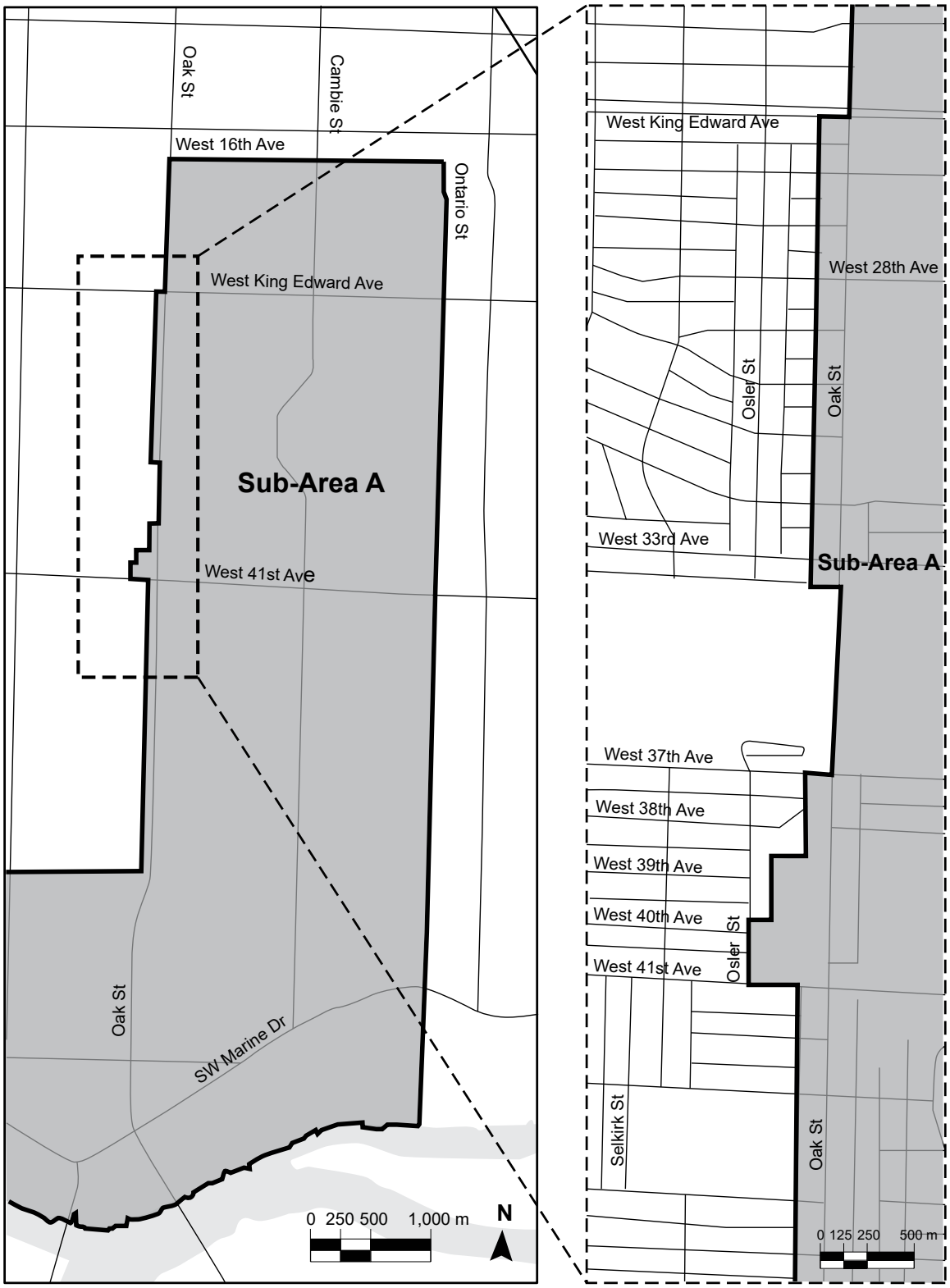
LEGEND

Sub-Area A

Map 1B: Sub-Area A



Map 1C: Sub-Area A



LEGEND

Sub-Area A

Map 1D: Sub-Area A



Map 1E: Sub-Area A

