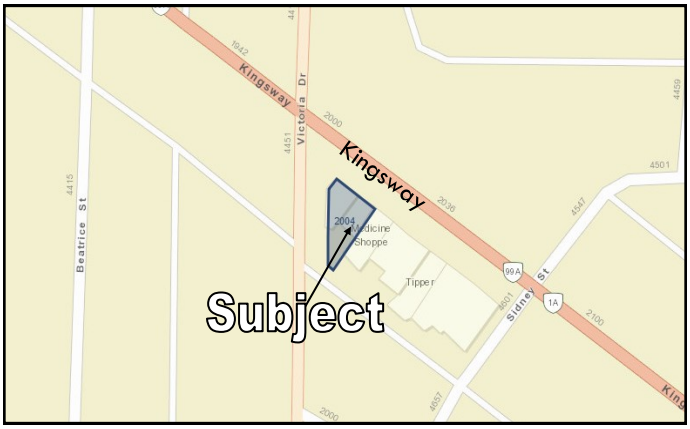
Free Standing Corner Building on Kingsway

For Lease

2004 Kingsway, Vancouver





Must See! This approx. 3,468 sf free standing corner building is located at the corner of Kingsway and Victoria Dr. Easy access and large traffic exposure. There are 5 parking stall at the back of the property C -2 commercial zoning allow for various usage such as financial institution, retail store, general office, restaurant and so on. For more details of the permitted uses, please refer to the zoning bylaw. Current is vacant, and previous tenant is Scotia bank and a Loan agency. **Call now for more information!**

Property Information

Address:	2004 Kingsway, Vancouver
P.I.D.:	013-532-758; 013-532-821
Zoning:	C-2 Commercial
Parking:	5 parking stall
Included:	Air condition
	Two Washrooms
	Lunch room
	Storage

Net Rent

$30 per SF

$104,040per annum, and $8,670 per month

Additional Rent

$14 per SF (Projected 2023)

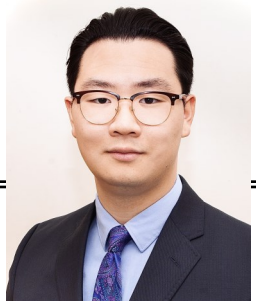
$48,552 per annum, 4,046 per month

Property Information

Size:	Approx. 3,468 SF
Built Year:	1959



DIAMOND TITAN CHAIRMAN'S PLATINUM RE/MAX CIRCLE OF LEGENDS RE/MAX HALL OF FAME RE/MAX LIFETIME ACHIEVEMENT



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大奖
- Over 30 Years Real Estate Experience 超過30年房地產經驗
- MLS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9 名
- Re/Max Canada Top 5 全加拿大首5 名
- Re/Max Hall of Fame Award 終身大獎

Re/Max Commercial Top 1 Winner

Raymond Leung 梁國權

Personal Real Estate Corporation

604-644-6482

2022 Re/Max Western Canada Commercial Team No. 17

Christopher Leung 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.*

Photo




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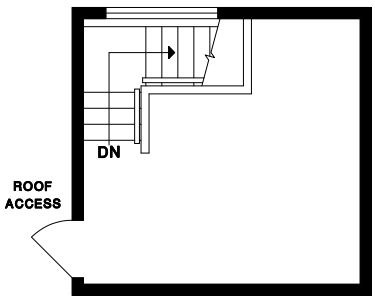

Payday Loans

2004 KINGSWAY
VANCOUVER, B.C.

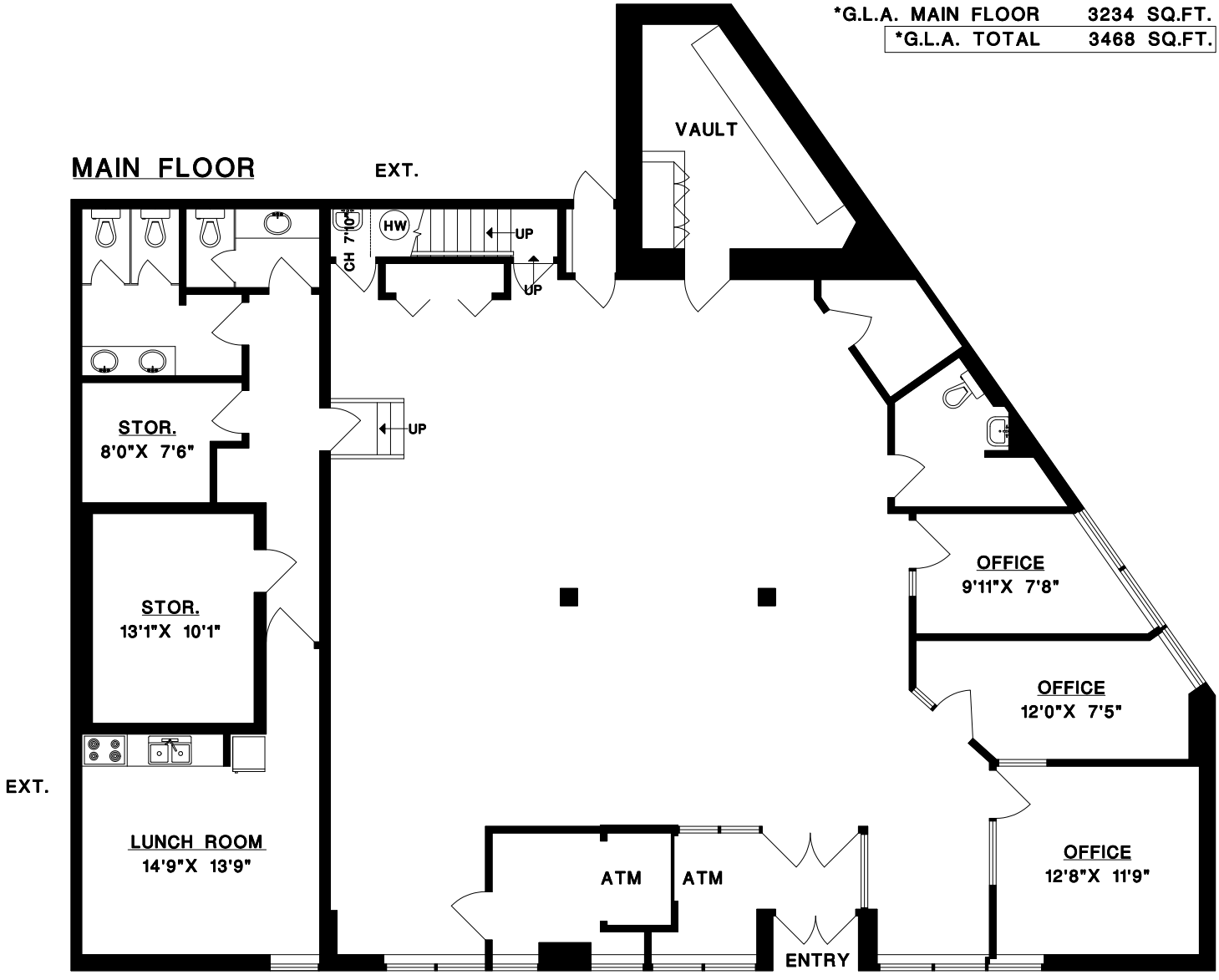
FOR LEASE INQUIRIES CALL:
RAYMOND LEUNG PREC*
604-644-6482

*G.L.A. UPPER FLOOR	234 SQ.FT.
*G.L.A. MAIN FLOOR	3234 SQ.FT.
*G.L.A. TOTAL	3468 SQ.FT.

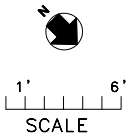
UPPER FLOOR



MAIN FLOOR



*Calculations in accordance with BOMA Retail Standards (ANSI/BOMA Z65.5-2010)



All measurements must be verified prior to construction or renovations.

8.5X11

Site Map



10 0 10 20
Meters

Scale 1: 932

C-2 District Schedule

1 Intent

The intent of this Schedule is to provide for a wide range of commercial uses serving both local and city wide needs, as well as residential uses, along arterial streets. This Schedule emphasizes building design that promotes compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

In addition, this Schedule encourages mixed-use development containing secure rental housing by including unique provisions for residential rental tenure buildings.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A

- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, provided that:

  (a) no accessory building exceeds 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in height;
  (b) all accessory buildings are located in the rear yard and in no case are less than 3.1 m from the ultimate centre line of any rear or flanking lane;
  (c) the total floor area, measured to the extreme outer limits of the building, of all accessory buildings is not greater than 15 percent of the total area of the site;
  (d) not applicable; [Maximum width]
  (e) not applicable; [Proximity to residential dwelling]
  (f) no accessory building obstructs the horizontal daylight access prescribed in section 4.10 of this Schedule for residential use.

- Accessory Uses customarily ancillary to any of the uses listed in this section, provided that unless permitted as an outright approval use pursuant to section 2 of this Schedule, the total floor area of all accessory uses is not greater than 25 percent of the gross floor area of the principal use.

- The Director of Planning may vary the maximum height, floor area and location regulations for accessory buildings and accessory uses except that the maximum height shall not, in any event, exceed the maximum prescribed in section 4.3.1 nor the floor space exceed 33⅓ percent of the gross floor area of the principal use.

2.2.C [Cultural and Recreational]

- Arts and Culture Indoor Event.
- Bowling Alley.
- Fitness Centre.
- Library.
- Museum or Archives.
- Rink.

- Swimming Pool.

2.2.O [Office]

- Financial Institution.
- General Office.
- Health Care Office.

2.2.R [Retail]

- Grocery or Drug Store except for Small-scale Pharmacy.
- Retail Store.

2.2.S [Service]

- Auction Hall.
- Barber Shop or Beauty Salon.
- Beauty and Wellness Centre.
- Catering Establishment.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.
- School - Business.

2.3 Conditions of Use

2.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

(a) parking and loading facilities;
(b) restaurant;
(c) display of flowers, plants, fruits and vegetables.

2.3.2 The Director of Planning may vary the use conditions of section 2.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems 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.

3 Conditional Approval Uses

3.1 Subject to all other provisions of this By-law, compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers:

(a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
(b) the submission of any advisory group, property owner or tenant.

3.2 Uses

3.2.A
- Accessory Uses to any of the uses listed in this Schedule, subject to the same provisions as section 2.2.A of this Schedule.

3.2.AG [Agricultural]

- Urban Farm - Class B.

3.2.C [Cultural and Recreational]

- Arcade.
- Artist Studio.
- Billiard Hall.
- Club.
- Community Centre or Neighbourhood House.
- Hall.
- Park or Playground.
- Theatre.
- Zoo or Botanical Garden.

3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.

3.2.DW [Dwelling]

- Dwelling units in conjunction with any of the uses listed in this schedule, in accordance with section 3.3.3 of this Schedule, except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- Multiple Dwelling, in accordance with section 3.3.3 of this Schedule, provided that the Director of Planning is of the opinion that the site is suitable for residential use.
- Multiple Conversion Dwelling, resulting from the conversion of a building which was in existence prior to June 18, 1956, and in accordance with section 3.3.3 of this Schedule provided that:

  (a) before making a decision the Director of Planning shall consider the quality and livability of the resulting units, the suitability of the building for conversion in terms of age and size, and the effect of the conversion on adjacent properties and the character of the area; and
  (b) building additions shall not be permitted.

- Principal Dwelling Unit combined with a Lock-off Unit in conjunction with any of the uses listed in this schedule, except that no portion of the first storey of a 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 unless the purpose is for entrances to the residential portion.
- Principal Dwelling Unit combined with a Lock-off Unit in a Multiple Dwelling if the Director of Planning is of the opinion that the site is suitable for residential use.
- Residential Unit associated with and forming an integral part of an artist studio.
- Seniors Supportive or Assisted Housing.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Church.
- Detoxification Centre.
- Hospital.
- Public Authority Use.
- School - Elementary or Secondary.
- School - University or College.
- Social Service Centre.
- Community Care Facility – Class B.
- Group Residence.

3.2.M [Manufacturing]

- Jewellery Manufacturing.
- Printing and Publishing.

3.2.O [Office]

- Health Enhancement Centre.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Adult Retail Store.
- Cannabis Store.
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity*.
- Furniture or Appliance Store.
- Gasoline Station - Full Serve.
- Gasoline Station - Split Island.
- Grocery Store with Liquor Store.
- Liquor Store.
- Pawnshop.
- Public Bike Share.
- Secondhand Store.
- Small-scale Pharmacy.
- Vehicle Dealer.

3.2.S [Service]

- Animal Clinic.
- Bed and Breakfast Accommodation.
- Cabaret.
- Drive-through Service.
- Funeral Home.
- Hotel.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Neighbourhood Public House.
- Photofinishing or Photography Laboratory.
- Repair Shop - Class A.
- Restaurant - Class 2.
- Restaurant - Drive-in.
- School - Arts or Self-Improvement.
- School - Vocational or Trade.
- Short Term Rental Accommodation.
- Sign Painting Shop.
- Wedding Chapel.

3.2.T [Transportation and Storage]

- Taxicab or Limousine Station.

3.2.U [Utility and Communication]

- Public Utility.

- Radiocommunication Station.
- Recycling Depot.

3.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B.

3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this Schedule.

3.3 Conditions of Use

3.3.1 All commercial uses listed in this section shall be carried on wholly within a completely enclosed building, except for the following:
(a) parking and loading facilities;
(b) full serve and split island gasoline station, except that section 11.13.2 of this By-law continues to apply;
(c) vehicle dealer;
(d) drive-in restaurant;
(e) drive-through service;
(f) lumber store;
(g) taxicab or limousine station;
(h) neighbourhood public house;
(i) farmers' market;
(j) public bike share; and
(k) Urban Farm - Class B.

3.3.2 The Director of Planning may vary the use conditions of section 3.3.1 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems 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.

3.3.3 Unless its development does not require the demolition or change of use or occupancy of one or more rental housing units, registered owners of buildings containing three or more dwelling units in conjunction with any of the uses listed in this Schedule, Multiple Dwellings, or Multiple Conversion Dwellings consisting of three or more dwelling units, must:

(a) if it is new development that requires demolition of one or more buildings on that site, or if it is an existing development that requires major alterations resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:

(i) enter into a housing agreement, satisfactory to Council, that secures:

A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district or on another site that was subject to the Rental Housing Stock ODP before it was rezoned to allow for replacement housing and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the

Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and

B. a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable, and

(ii) ensure that at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:

A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;

B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;

C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or

D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

or

(b) if it is an existing development requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site, but it does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:

(i) secure, to the satisfaction of the Director of Planning, one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council's intention to maximize the replacement of such rental units; and

(ii) provide a Tenant Relocation Plan in keeping with the city's Tenant Relocation and Protection Policy, if applicable;

and, in this section, all references to the demolition or change of use or occupancy of one or more rental housing units are to include then existing rental housing units and rental housing units that, during the three years preceding the date of application for a development permit, a person has demolished or in respect of which has changed the use or occupancy.

4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations.

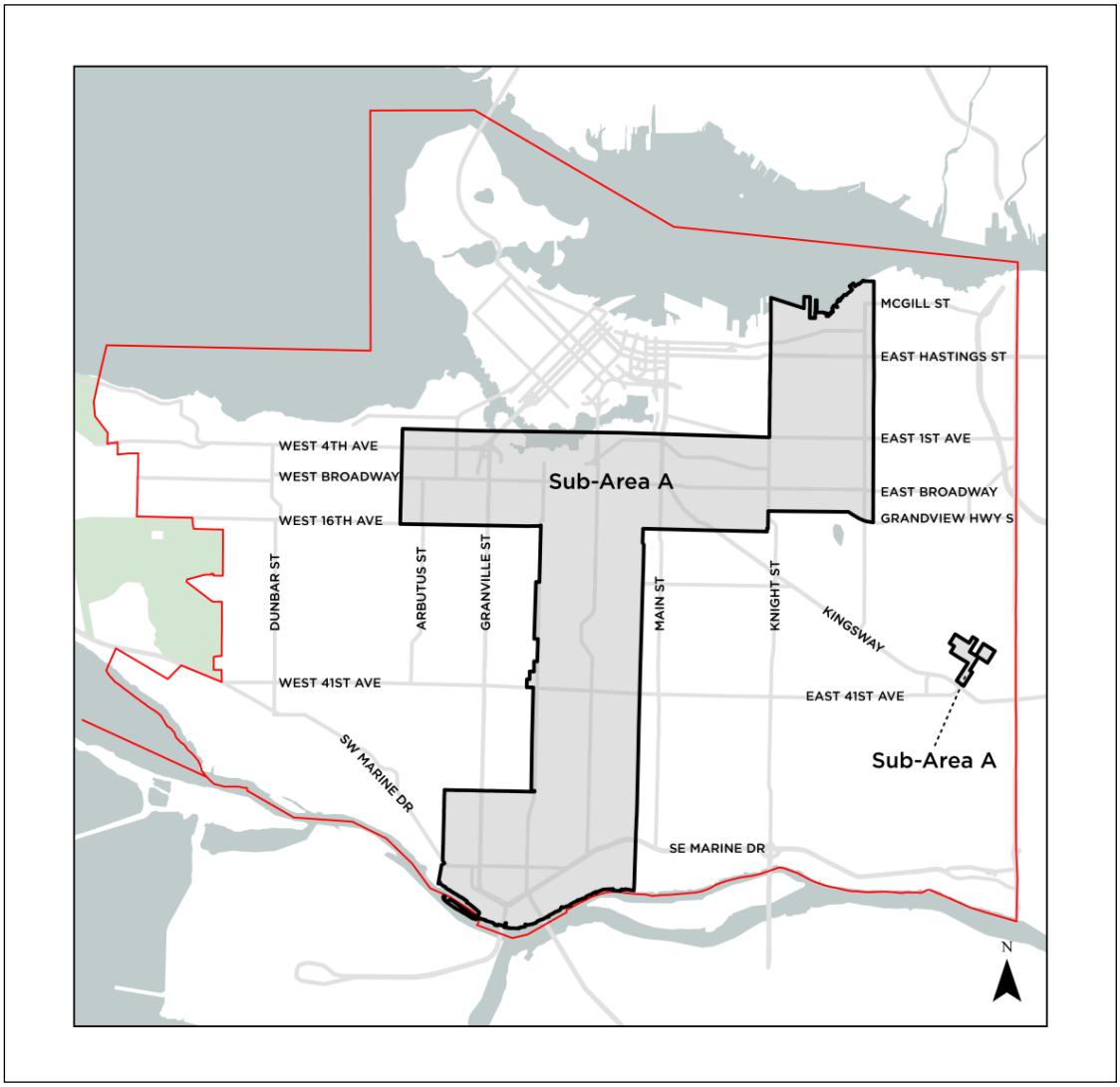
For the purposes of this Schedule, "Residential Rental Tenure Building" means a building:

(a) that is located outside of sub-area A, as illustrated in Figure 1, and as further illustrated in the maps in section 5 of this Schedule;
(b) that contains at least three dwelling units in conjunction with any of the uses listed in this Schedule:
(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 two or more bedrooms;
(e) where the third storey and above, measured from the front property line, is limited to residential use only; and
(f) that is designed to achieve either of the following energy efficiency requirements:
    (i) certification under the Passive House standard set by Passive House International (PHI), or the Zero Energy standard set by the International Living Future Institute (ILFI), or
    (ii) energy and emissions intensity limits in accordance with the following table for all dwelling uses, except for Seniors Supportive or Assisted Housing:

Low Carbon Energy System (LCES) connection, as per the LCES Policy	Total Energy Use Intensity (TEUI): kWh/m^2	Thermal Energy Demand Intensity (TEDI): kWh/m^2	Greenhouse Gas Intensity (GHGI): $kgCO2e/m^2$
No	100	15	3
Yes	110	25	3

The Director of Planning may vary the requirements under (f)(ii) provided the Director of Planning is satisfied that sustainability objectives have been achieved on the development site.

Figure 1. Sub-Area A



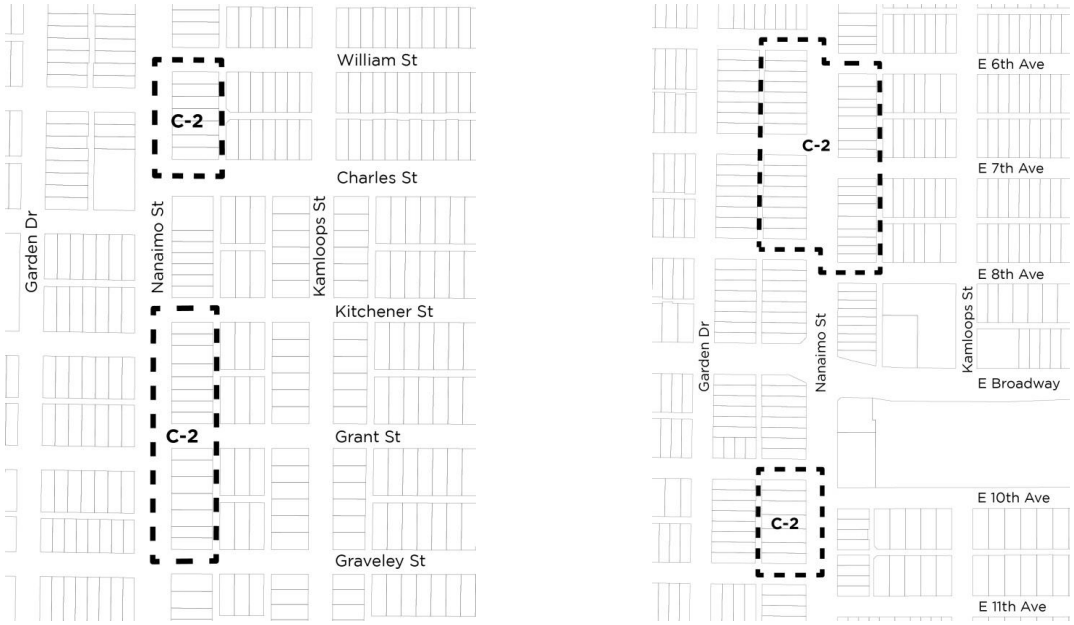
4.1 Site Area -- Not Applicable.

4.2 Frontage

4.2.1 For buildings located in the area shown on the map in Figure 2, the maximum frontage for any commercial use is 15.3 m.

4.2.2 The Director of Planning may increase the maximum frontage regulation in section 4.2.1 provided consideration is first given to the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 2. Nanaimo Street C-2 Areas with Maximum Commercial Frontages and Land Dedications

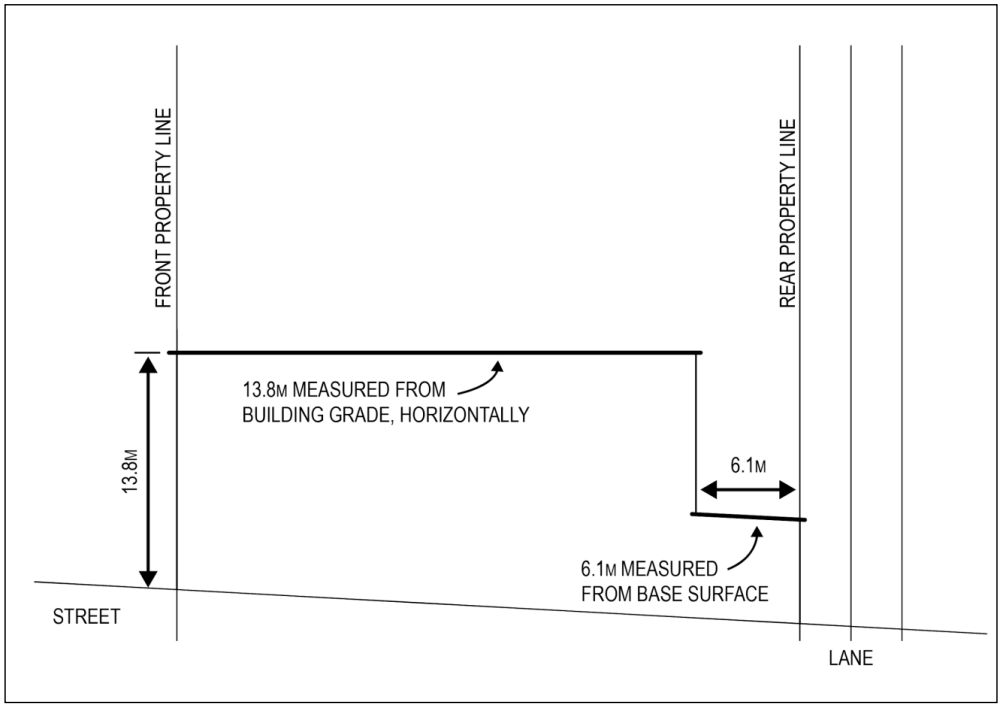


4.3 Height

4.3.1 The building height shall not exceed 13.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, except that for 6.1 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, as illustrated in Figure 3.

4.3.2 Despite section 4.3.1, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street, the building height shall not exceed 15.3 m, except that for 6.1 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, as illustrated in Figure 3.

Figure 3. Building Height

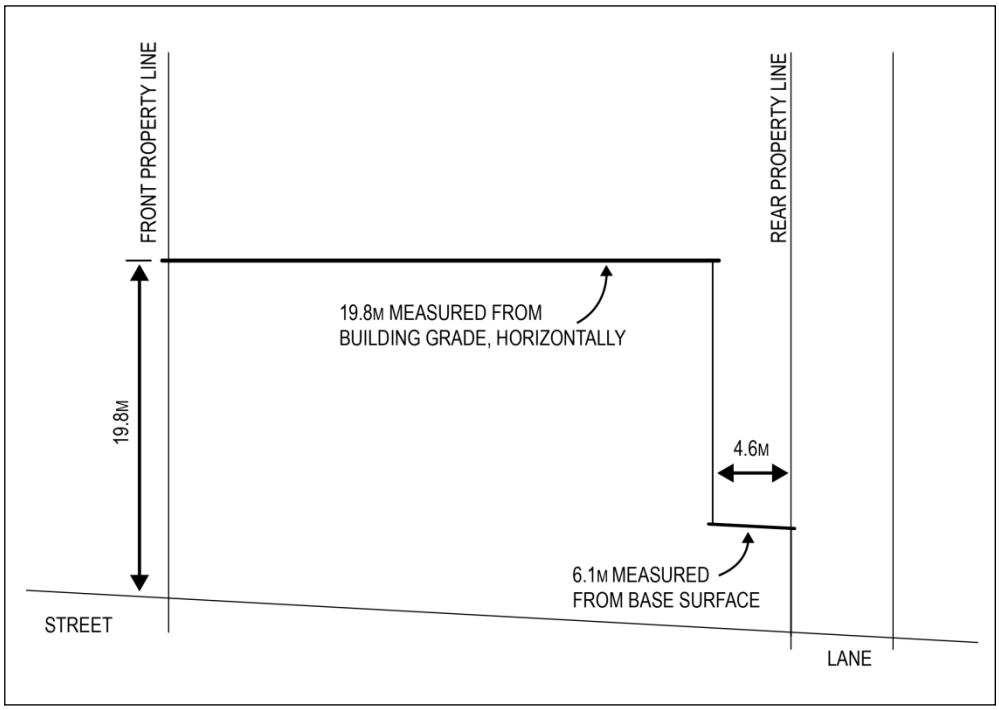


4.3.3 Despite sections 4.3.1 and 4.3.2, if a building is a residential rental tenure building, then the building height shall not exceed 19.8 m measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line, as illustrated in Figure 4, provided that:

(a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and

(b) the building does not exceed 6 storeys.

Figure 4. Building Height for Residential Rental Tenure Buildings



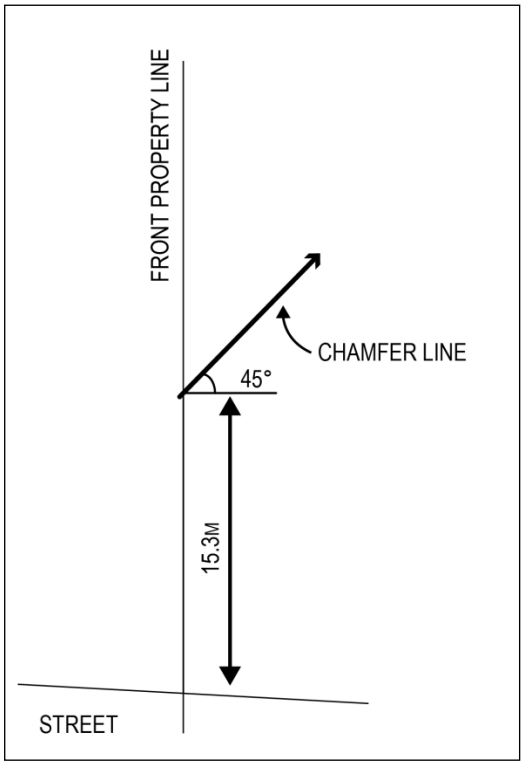
4.3.4 Despite section 4.3.3, if a minimum floor-to-floor height of 5.2 m is provided for non-residential uses located at the first storey facing the street in a residential rental tenure building, the building height shall not exceed 22.0 m, provided that:

(a) for 4.6 m measured from the ultimate rear property line, the building height shall not exceed 6.1 m, except for portions of a building where the rear yard may be reduced under section 4.6.2(d); and
(b) the building does not exceed 6 storeys.

4.3.5 Despite sections 4.3.3 and 4.3.4, no portion of a residential rental tenure building shall 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 45 degrees measured from the horizontal, as illustrated and described in Figure 5, except in cases 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 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.

Figure 5. Chamfer Requirement



4.3.6 Despite sections 4.3.1, 4.3.2, 4.3.3, 4.3.4, and 4.3.5, the Director of Planning or Development Permit Board, as the case may be, may permit an increase in the maximum building height provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.4 Front Yard

4.4.1 The front yard shall have a minimum depth of 2.5 m measured from the ultimate front property line, as illustrated in Figure 6, except that for buildings located in Sub-Area B shown on the map in Figure 7, the front yard shall have a minimum depth of 4.6 m.

4.4.2 Despite section 4.4.1, the Director of Planning may permit a reduced or increased front yard for portions of the building, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

Figure 6. Front Yard

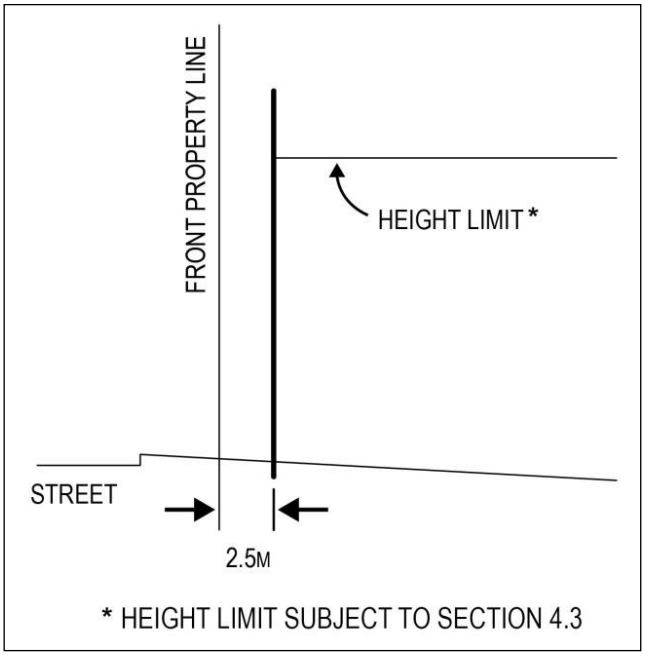
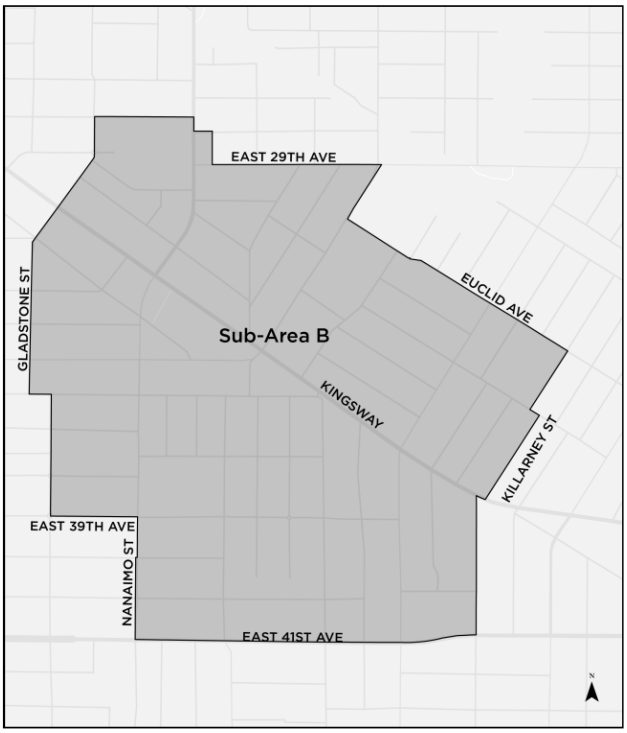


Figure 7. Sub-Area B



4.5 Side Yards and Setback

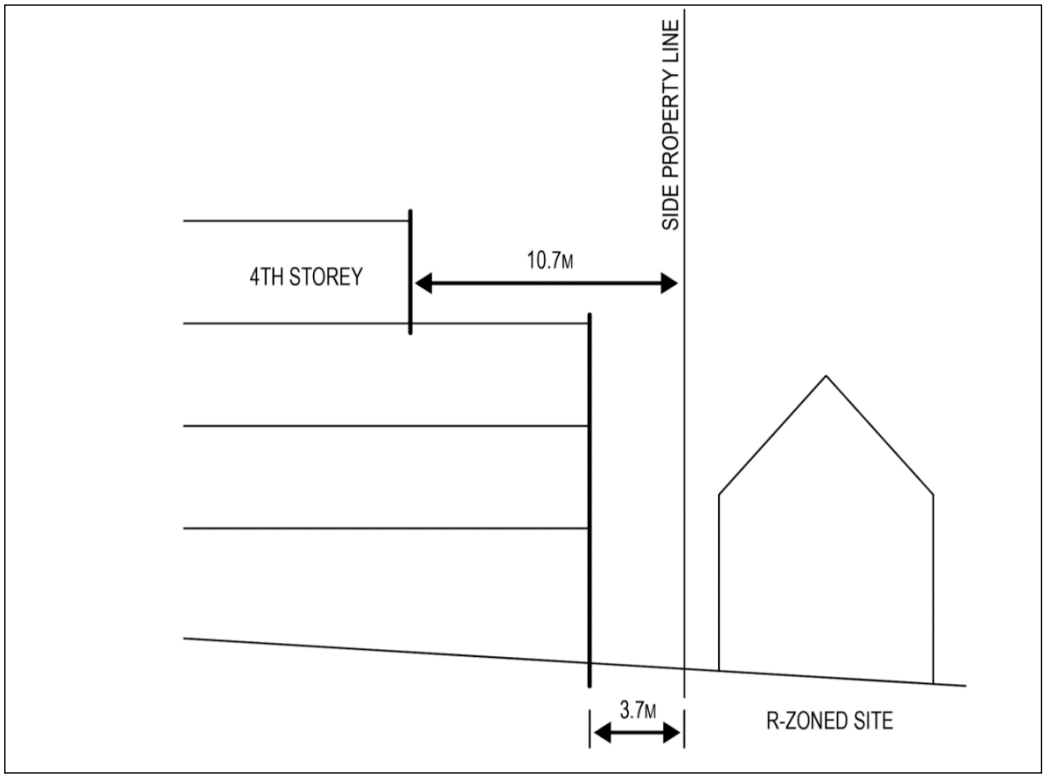
4.5.1 The side yards and side setback shall be as follows, and as illustrated in Figure 8:

(a) except as otherwise required by this section 4.5.1, no side yard is necessary but if there is a side yard the minimum width shall be .9 m;

(b) if the side of the site adjoins, without the intervention of a lane, the side yard of a site located in an R district, the minimum width of a side yard:
   (i) for portions of a building below the fourth storey, shall be 3.7 m, and
   (ii) for portions of a building at or above the fourth storey, shall be 10.7 m;
   except that the Director of Planning may permit a reduced side yard or side setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council; and

(c) on a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.1 and 4.4.2.

Figure 8. Side Yard and Setback Adjacent

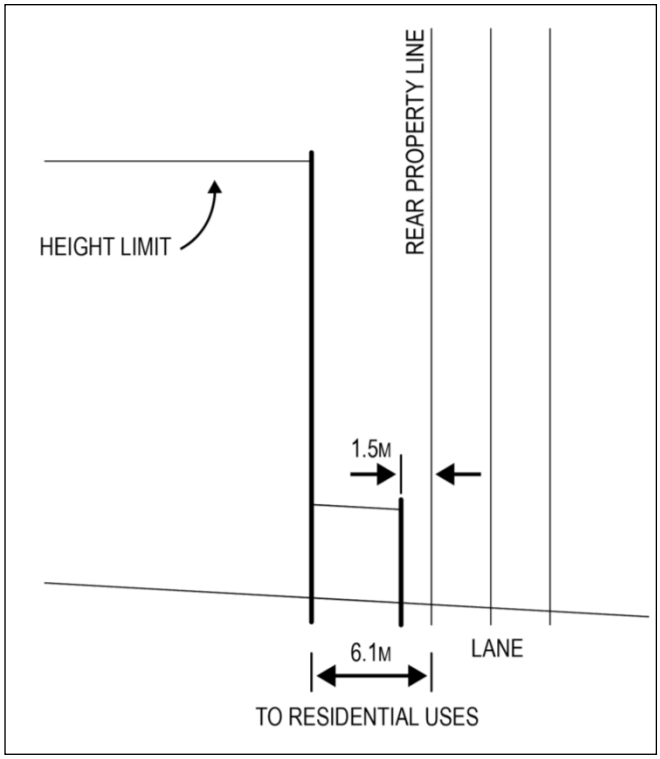


4.6 Rear Yard and Setback

4.6.1 The rear yard and rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figure 9:

(a) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 1.5 m;
(b) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 6.1 m, except that open roof decks may intrude into the setback;
(c) despite subsections (a) and (b), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
    (i) for portions of a building not containing dwelling uses, the minimum depth of the rear yard shall be 3.1 m, and
    (ii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 6.1 m, except that open roof decks may intrude into the setback.

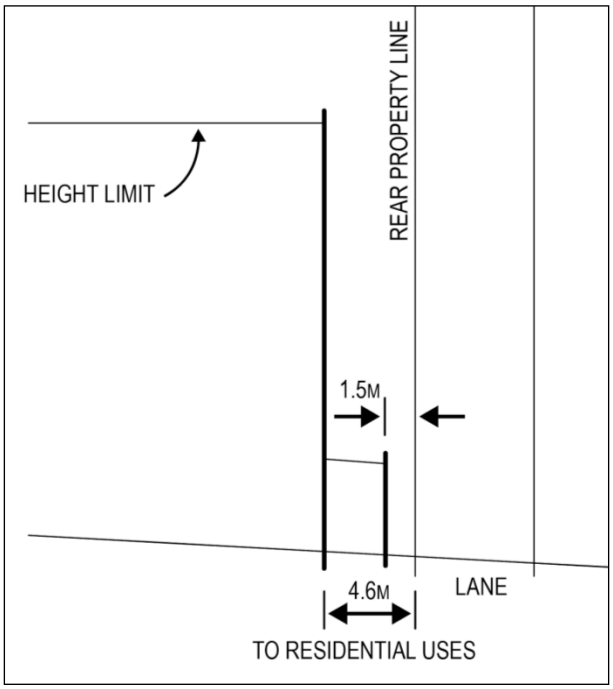
Figure 9. Rear Yard Setback



4.6.2 Despite section 4.6.1, if a building is a residential rental tenure building, then a rear yard or rear setback, measured from the ultimate rear property line, shall be as follows, and as illustrated in Figure 10:

(a) for portions of a building not containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard shall be 1.5 m;
(b) for portions of a building not containing dwelling uses and above 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
(c) for portions of a building containing dwelling uses, the minimum depth of the rear setback shall be 4.6 m, except that roof decks and balconies may intrude into the setback.

Figure 10. Rear Yard Setback for Residential Rental Tenure Buildings



(d) despite subsections (b) and (c), in the case of a corner site, the rear yard and rear setback may be reduced to a minimum depth of 1.5 m, provided that:
   (i) the portion of a building for which the rear yard is reduced is located a minimum distance of 22.8 m from an adjoining site, and
   (ii) the portion of the building for which the rear yard is reduced does not exceed 25.3 m in width, measured from the ultimate exterior side property line; and

(e) despite subsections (a), (b), (c) and (d), if the rear of the site adjoins, without the intervention of a lane, the side yard of a site located in an R District:
   (i) for portions of a building not containing dwelling uses and under 6.1 m in building height, the minimum depth of the rear yard shall be 3.1 m;
   (ii) for portions of a building not containing dwelling uses and over 6.1 m in building height, the minimum depth of the rear setback shall be 4.6 m; and
   (iii) for portions of a building containing dwelling uses, the minimum depth of the rear setback behind those portions of the building shall be 4.6 m, except that roof decks may intrude into the setback.

4.6.3 Despite sections 4.6.1 and 4.6.2, the Director of Planning may permit a reduced rear yard or rear setback provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.7 Floor Space Ratio

4.7.1 The floor space ratio shall not exceed 0.75, except that the Director of Planning may permit an increase in floor space ratio as follows, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council:

(a) for all uses combined, up to 2.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;
(b) for multiple dwellings, up to 2.15; and
(c) for the purposes of subsections (a) and (b), an artist studio shall be deemed to be a dwelling use.

4.7.2 Despite section 4.7.1, if a building is a residential rental tenure building, then the floor space ratio is as follows:

(a) for all uses combined, up to 3.5, provided that the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35;
(b) despite subsection (a), up to 3.7 for all uses combined, provided that:
    (i) the floor space ratio for non-residential uses on the first storey facing the street must be at least 0.35,
    (ii) the site is a corner site,
    (iii) the length of the front property line facing the street measures a minimum of 45.7 m, and
    (iv) the site has a minimum site area of 1,672 m^2; and
(c) despite subsections (a) and (b), the Director of Planning may permit an increase in floor area of up to 0.05 FSR for exterior circulation located above the first storey.

4.7.3 All floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building, shall be included in the computation of floor space ratio.

4.7.4 The following shall be excluded in the computation of floor space ratio:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of these exclusions does not exceed 8% of the floor area being provided;
(b) patios and roof decks, provided that the Director of Planning first considers the effect 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 which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
    (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length.
(d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
(e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

4.7.5 If a building is not a residential rental tenure building, the Director of Planning may permit the following to be excluded in the computation of floor space ratio:

(a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
    (i) the total area of all open and enclosed balcony or deck exclusions does not exceed eight percent of the residential floor area being provided, and
    (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight

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

4.10.2 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 two angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.10.3 The plane or planes referred to in section 4.10.2 must be measured horizontally from the centre of the bottom of each window.

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

(a) the Director of Planning first considers all the applicable policies and guidelines adopted by Council; and
(b) the minimum distance of unobstructed view is not less than 3.7 m.

4.10.5 An obstruction referred to in section 4.10.2 means:

(a) any part of the same building including permitted projections; or
(b) the largest building permitted under the zoning on any adjoining site.

4.10.6 A habitable room referred to in section 4.10.1 does not mean:

(a) a bathroom; or
(b) a kitchen whose floor area is the lesser of:
    (i) 10% or less of the total floor area of the dwelling unit, or
    (ii) 9.3 m^2.

4.11 Dedication of Land for Lane Purposes

4.11.1 For development sites located in the area shown in Figure 2, where a site does not abut a lane, or abuts a lane which 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.

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

4.12 (Reserved)

4.13 (Reserved)

4.14 Dedication of Land and Statutory Right of Way for Sidewalk and Boulevard Purposes

4.14.1 For development sites located in the area shown in Figure 2 which adjoin the streets set forth below, a portion of the site must be dedicated for sidewalk and boulevard improvements to

achieve a distance from the centerline of the street to the property line of the development site, measured at right angles, of the distance set out below:

(i) Nanaimo Street, from William Street to Graveley Street 15.1 m; or
(ii) Nanaimo Street, from East 6th Avenue to East 11th Avenue 16.1 m.

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

4.14.3 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.

4.14.4 Despite section 4.14.3, the Director of Planning or Development Permit Board, as the case may be, may permit a reduced surface statutory right of way, provided the Director of Planning or Development Permit Board first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.15 Acoustics

4.15.1 A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

5 Sub-Area A Maps

Sub-area A, as described in section 4 and Figure 1 of this Schedule, is further illustrated by Figures 11, 12, 13, 14, and 15.

Figure 11

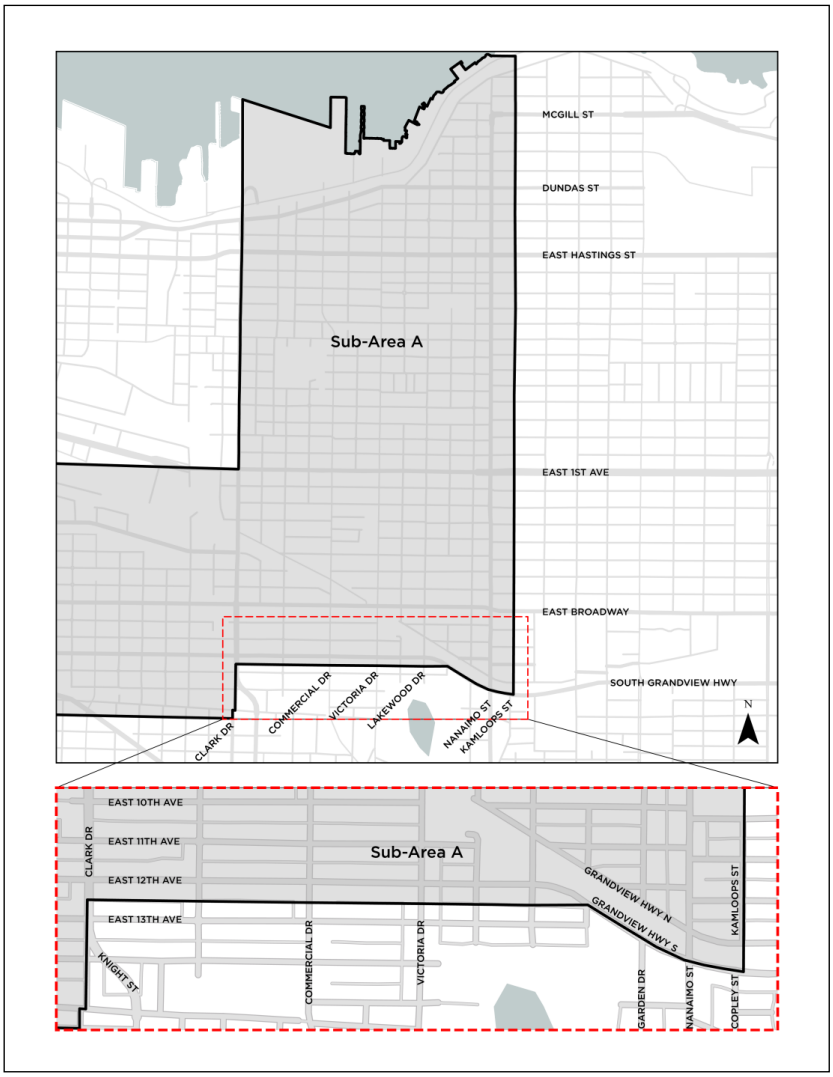

MCGILL ST
DUNDAS ST
EAST HASTINGS ST
Sub-Area A
EAST 1ST AVE
EAST BROADWAY
SOUTH GRANDVIEW HWY
N
CLARK DR
COMMERCIAL DR
VICTORIA DR
LAKEWOOD DR
NANAIMO ST
KAMLOOPS ST
EAST 10TH AVE
EAST 11TH AVE
EAST 12TH AVE
EAST 13TH AVE
Sub-Area A
CLARK DR
KNIGHT ST
COMMERCIAL DR
VICTORIA DR
GRANDVIEW HWY N
GRANDVIEW HWY S
GARDEN DR
NANAIMO ST
COPLEY ST
KAMLOOPS ST

Figure 12

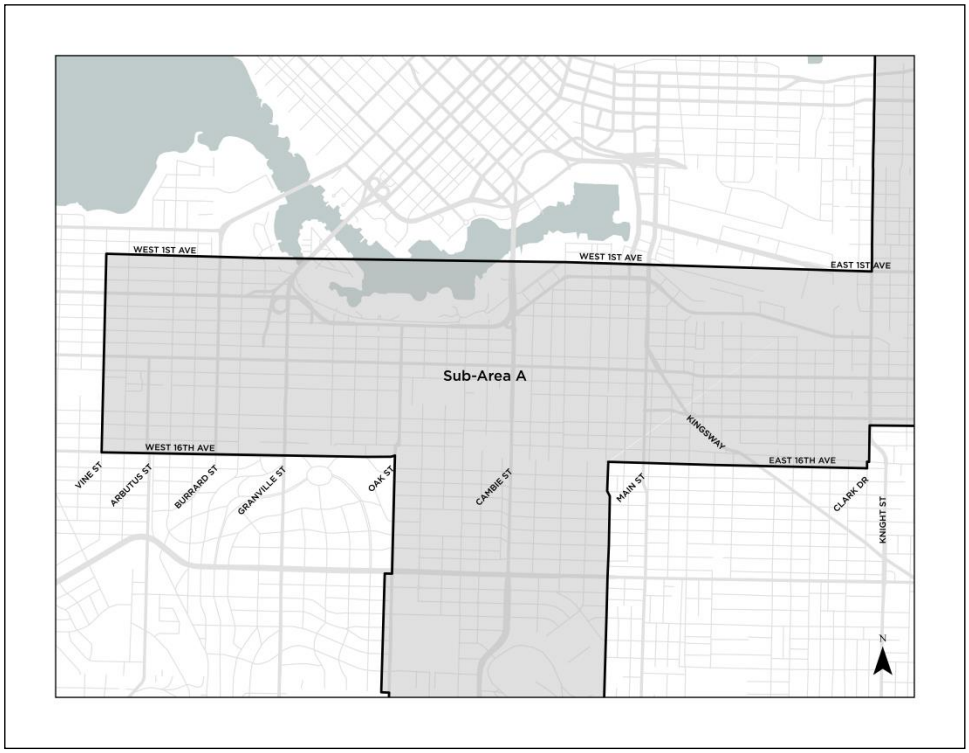

WEST 1ST AVE
WEST 1ST AVE
EAST 1ST AVE
Sub-Area A
KINGSWAY
WEST 16TH AVE
EAST 16TH AVE
VINE ST
ARBUTUS ST
BURRARD ST
GRANVILLE ST
OAK ST
CAMBIE ST
MAIN ST
CLARK DR
KNIGHT ST
N

Figure 13


OAK ST
CAMBIE ST
ONTARIO ST
WEST 16TH AVE
WEST KING EDWARD AVE
Sub-Area A
WEST 41ST AVE
OAK ST
SW MARINE DR
Fraser River
N
WEST KING EDWARD AVE
WEST 28TH AVE
OSLER ST
OAK ST
WEST 33RD AVE
WEST 37TH AVE
WEST 38TH AVE
WEST 39TH AVE
WEST 40TH AVE
WEST 41ST AVE
OSLER ST
Sub-Area A
SELKIRK ST
MONTGOMERY ST
OAK ST

Figure 14

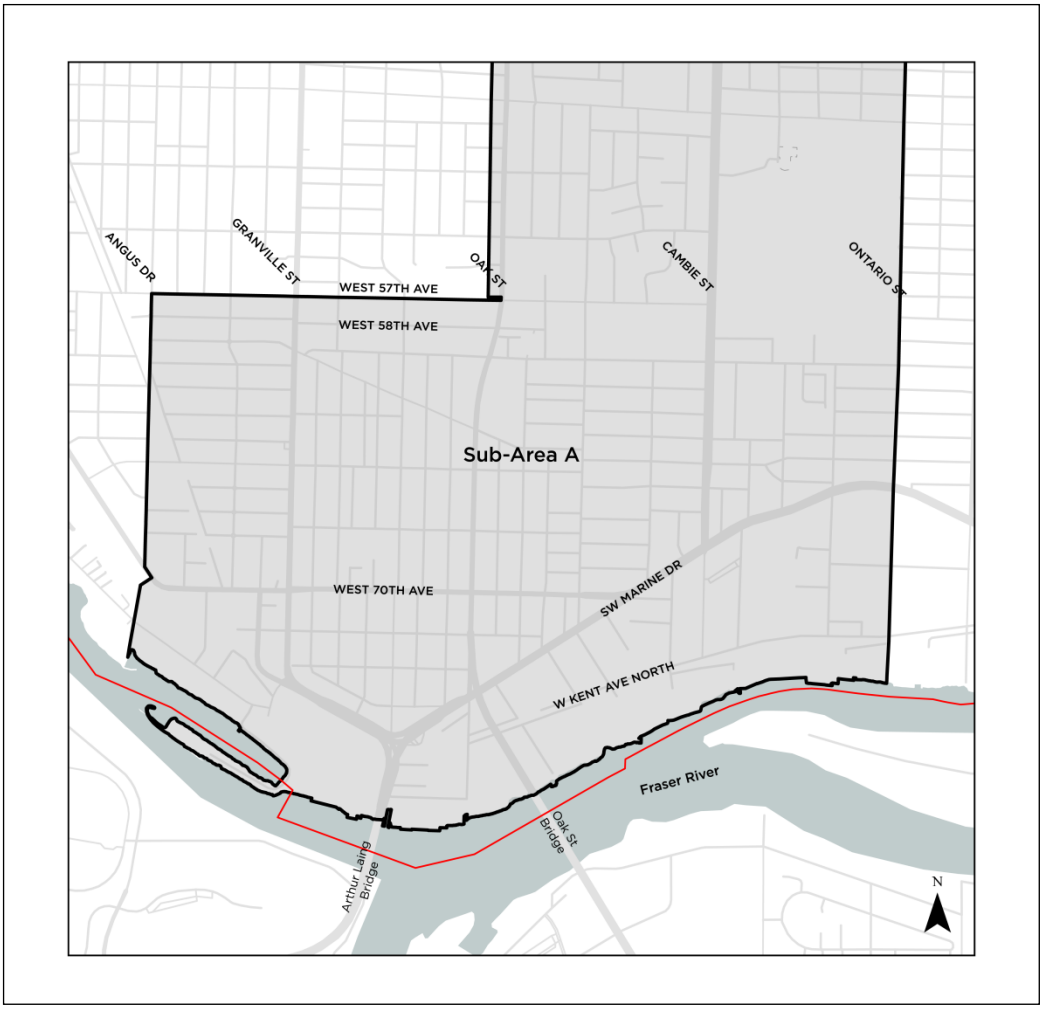
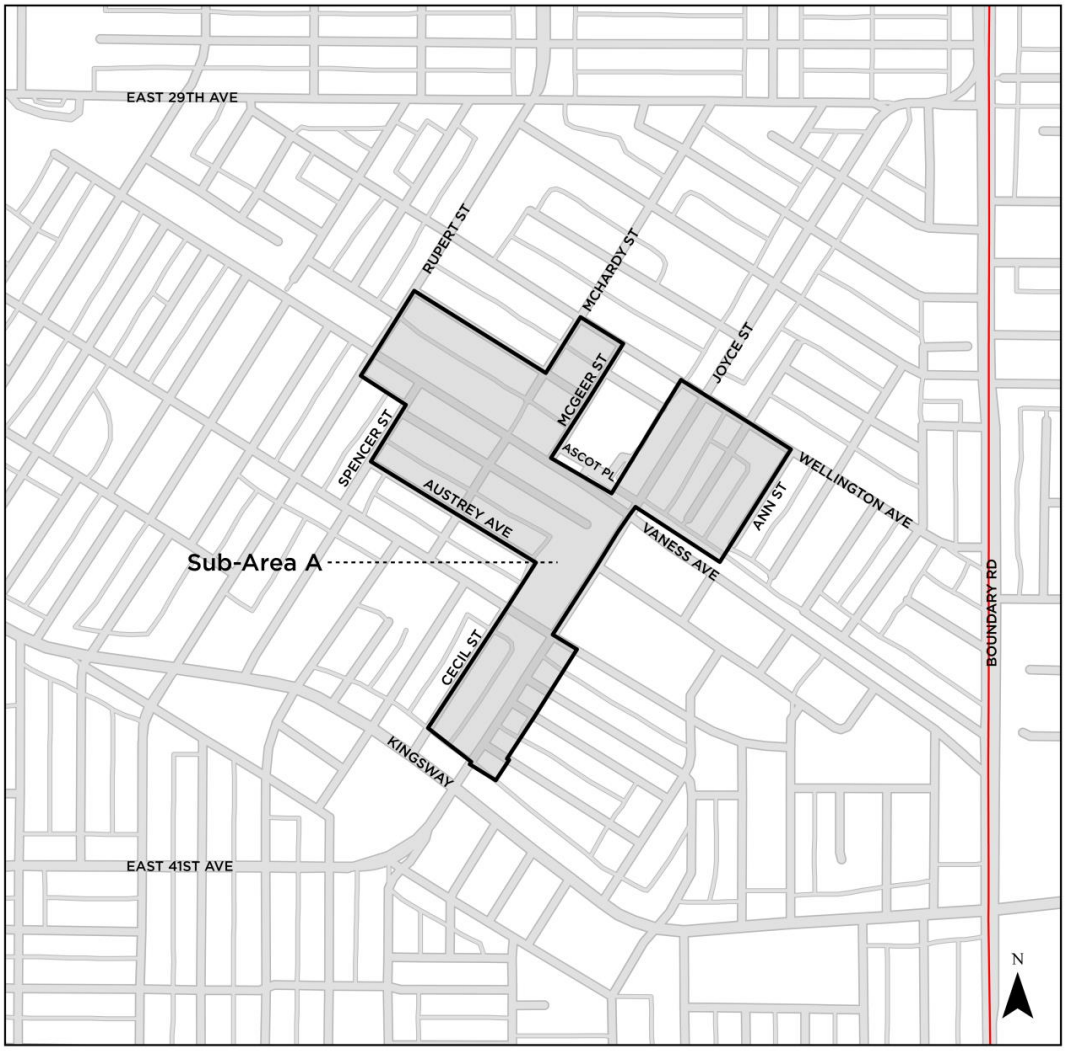

ANGUS DR
GRANVILLE ST
WEST 57TH AVE
OAK ST
CAMBIE ST
ONTARIO ST
WEST 58TH AVE
Sub-Area A
WEST 70TH AVE
SW MARINE DR
W KENT AVE NORTH
Fraser River
Oak St Bridge
Arthur Laing Bridge
N

Figure 15


EAST 29TH AVE
RUPERT ST
MCHARDY ST
JOYCE ST
MCGEER ST
SPENCER ST
ASCOT PL
WELLINGTON AVE
AUSTREY AVE
ANN ST
VANESS AVE
Sub-Area A
BOUNDARY RD
CECIL ST
KINGSWAY
EAST 41ST AVE
N