

PART 6.15**CA-9 ZONE, QUEEN VICTORIA HOTEL DISTRICT****Permitted Uses**

- 1 All of the uses permitted in the CA-4 Zone, Central Area Commercial Office District, are permitted in this zone.

Floor Space Ratio

- 2 The floor space ratio must not exceed 3 to 1

Height

- 3 No building shall exceed 24 m in height.

Setbacks

- 4 (1) The setback from Blanshard Street must be at least the same distance from Blanshard Street as that of a straight line connecting the following two points on the lot to which the setback applies:
 - (a) the point located on the south western border of the lot, 1.6 m from its most southern corner, and
 - (b) the point located on the south eastern border of the lot, 17.37 m from its most southern corner;
- (2) The setback set out in this section is the only setback required in this zone.

Site Coverage

- 5 The site coverage shall not exceed 50%.

Parking

- 6 (1) 0.66 of a parking space shall be provided for each transient Accommodation unit.
- (2) In addition to the requirements set out in subsection (1), no fewer than 22 parking spaces shall be provided which may be provided in the manner set out in Section 6 of Schedule "C" where such parking spaces are located on a lot within 600 m of the lot on which the building is located.

General Regulations

- 7 Except as provided in this Part, the regulations applicable to the CA-4 Zone, Central Area Commercial Office District apply to this zone.