

**PART 6.51 – CA-38 ZONE, DOUGLAS APARTMENT DISTRICT-**

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| Permitted Uses      | <ol style="list-style-type: none"> <li>1 The following uses are permitted:           <ol style="list-style-type: none"> <li>(a) <u>multiple dwellings</u>;</li> <li>(b) <u>transient accommodation</u> and its accessory uses;</li> <li>(c) retail;</li> <li>(d) <u>restaurants</u>.</li> </ol> </li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Floor Space Ratio   | <ol style="list-style-type: none"> <li>2 Subject to Section 3, the <u>floor space ratio</u> must not exceed 3.0 to 1.</li> <li>3 The <u>floor space ratio may</u> be increased to a maximum of 3.65 to 1 for residential uses if:           <ol style="list-style-type: none"> <li>(a) the owner of land in this zone enters the housing agreement authorized by Bylaw #94-114, before a building permit is issued in relation to the land; and</li> <li>(b) all of the following amenities are provided:               <ol style="list-style-type: none"> <li>(i) public art that has a value of at least \$50,000.00;</li> <li>(ii) landscaping of all rights-of-way that are adjacent to the land in this zone.</li> </ol> </li> </ol> </li> </ol> |
| General Regulations | <ol style="list-style-type: none"> <li>4 Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District apply in this zone.</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |