

PART 6.53 - CA-40 ZONE, PANDORA OFFICE DISTRICT

Permitted Uses	1	The uses permitted in the CA-4 Zone, Central Area Commercial Office District are permitted in this Zone.
Amenities and Floor Space Ratio	2	<p>Where</p> <p>(a) a pedestrian walkway that</p> <p style="padding-left: 40px;">(i) connects the street levels of Pandora Avenue and Cormorant Street;</p> <p style="padding-left: 40px;">(ii) is at least 3.0 m wide throughout; and</p> <p style="padding-left: 40px;">(iii) has an average <u>width</u> of at least 3.7 m;</p> <p>(b) at least 140 <u>enclosed parking spaces</u> below <u>grade</u>; and</p> <p>(c) lockers for cyclists and bicycles;</p> <p>are provided on a <u>lot</u>, the <u>floor space ratio</u> may be increased to 5.3 to 1.</p>
General Regulations	3	Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District apply in this Zone.