

**PART 6.57 - CA-44 ZONE, DOUGLAS COMMERCIAL OFFICE DISTRICT**

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| Permitted Uses    | 1 | All of the uses permitted in the CA-4 Zone, Central Area Commercial Office District are permitted in this Zone.  |
| Floor Area        | 2 | If retail or <u>restaurant</u> uses are located in this zone, their gross floor <u>area</u> must not be less than 70 m <sup>2</sup> .  |
| Floor Space Ratio | 3 | The <u>floor space ratio</u> must not exceed 4 to 1.   |
| Siting            | 4 | Only retail and <u>restaurant</u> uses may be located, except for an entrance lobby, on all of a <u>building's</u> linear first <u>storey</u> floor <u>area</u> that is <ul style="list-style-type: none"> <li>(a) along Douglas Street, and</li> <li>(b) along Johnson Street within 6m of Douglas Street.</li> </ul> |
| General           | 5 | Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District apply in this Zone.  |