

PART 6.64 - CA-51 ZONE, CENTRAL AREA (YATES2 STREET) DISTRICT

**Purpose**

- 1 The purpose of this Zone is to allow additional density for specified amenities.

**Definitions**

- 2 In the CA-51 Zone, Central Area (Yates2 Street) District,

“Amenities” means all of the following are provided:

a public walkway at least 6 m wide over land in this Zone secured by statutory right of way linking Yates Street to a walkway over an adjacent property to the north;

landscaping improvements including replacement of hard surfaces with brick pavers or comparable material, planting of new trees and seating within the City-owned walkway legally described as Lot B of Lots 26 & 31 Victoria City Plan VIP63051;

landscaped open space of at least 50 m<sup>2</sup> in front of the building that is accessible to the public;

retail or restaurant as the principal ground level uses within those parts of the building facing Yates Street or the public walkway;

conservation of the façade of the existing building at 738-740 Yates Street, including restoration of the brick parapet and upper façade brick.

**Uses**

- 3 The uses permitted in the CA-4 Zone, Central Area Commercial Office District, are permitted in this Zone.

**Regulations Table**

- 4 The regulations set out in the following Table apply only if the Amenities are provided:

<i>Category of regulation</i>	<i>Requirements</i>
<u>Floor Space Ratio</u> (max.)	6.4:1
<u>Building height</u> (max.)	(a) 48 m except as provided in subsections (b) and (c) (b) 15 m at all <u>lot lines</u> bordering a <u>street</u> ; (c) for each 5 cm by which the <u>height</u> exceeds 15 m, that portion of the <u>building</u> which exceeds 15 m in <u>height</u> shall be set back 1 cm from all <u>lot lines</u> bordering a <u>street</u> , except parapet walls.

**General regulations**

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