

PART 6.70 - CA-59 ZONE, HUDSON BAY DISTRICT

6.70.1 Permitted Uses

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

6.70.2 Exemptions

For the purposes of this CA-59 Zone the following regulations and definitions of the Zoning Regulation Bylaw do not apply:

- a. General Regulations – section 18 [*split zones*]
- b. General Regulations – section 19 [*buildings on a lot*]
- c. General Regulations - section 27 [*irregular lots*]
- d. Schedule “A” Building Line
- e. Schedule “A” Floor Space Ratio
- f. Schedule “A” Panhandle Driveway
- g. Schedule “A” Panhandle Lot
- h. Schedule “A” Setback and Line of Setback
- i. Schedule “A” Street Boundary, Street Frontage or Street Line

6.70.3 Definitions

Amenities	<ul style="list-style-type: none"> a. a 3.7m wide public walkway secured by Statutory Right of Way linking Herald with Fisgard Street at approximately the midpoint between Douglas and Blanshard Streets; b. at least 50% of the floor area of each <u>development area</u> is dedicated to residential use; and c. a Housing Agreement under Section 905 of the Local Government Act has been applied to each <u>development area</u> in this Zone.
Air Space Parcel	means a volumetric parcel, whether or not occupied in whole or in part by a <u>building</u> or other structure, shown as such in an air space plan
Development Area	means each part of the Lands in this zone divided into areas DA-1, DA-2 and DA-3 respectively, as shown on the map in Appendix A
Floor Space Ratio	means the ratio which the <u>total floor area</u> of all <u>buildings</u> bear to the <u>area</u> of the <u>development area</u> on which the buildings stand
Lands	means all lands shown on the map attached as Appendix A, being the City block bounded by Blanshard, Herald, Douglas and Fisgard Streets

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6.70.4 Density

- a. **Floor space ratio** of the Lands (maximum) **3 to 1**
- b. Where all Amenities have been provided the **Floor space ratio** of the Lands may be increased, in accordance with sections 6.70.5(b), 6.70.6(b), 6.70.7(b) respectively for each of development areas 1, 2 and 3, to a maximum **5.1 to 1**

6.70.5 Development Area 1

- a. **Area** of development area (minimum) **5540m²**
- b. **Floor space ratio** (maximum per 6.70.4(b)) **3.26 to 1**
- c. **Height** of building (maximum) **43m**

6.70.6 Development Area 2

- a. **Area** of development area (minimum) **1960m²**
- b. **Floor space ratio** (maximum per 6.70.4(b)) **4.88 to 1**
- c. **Height** of building (maximum) **43m**

6.70.7 Development Area 3

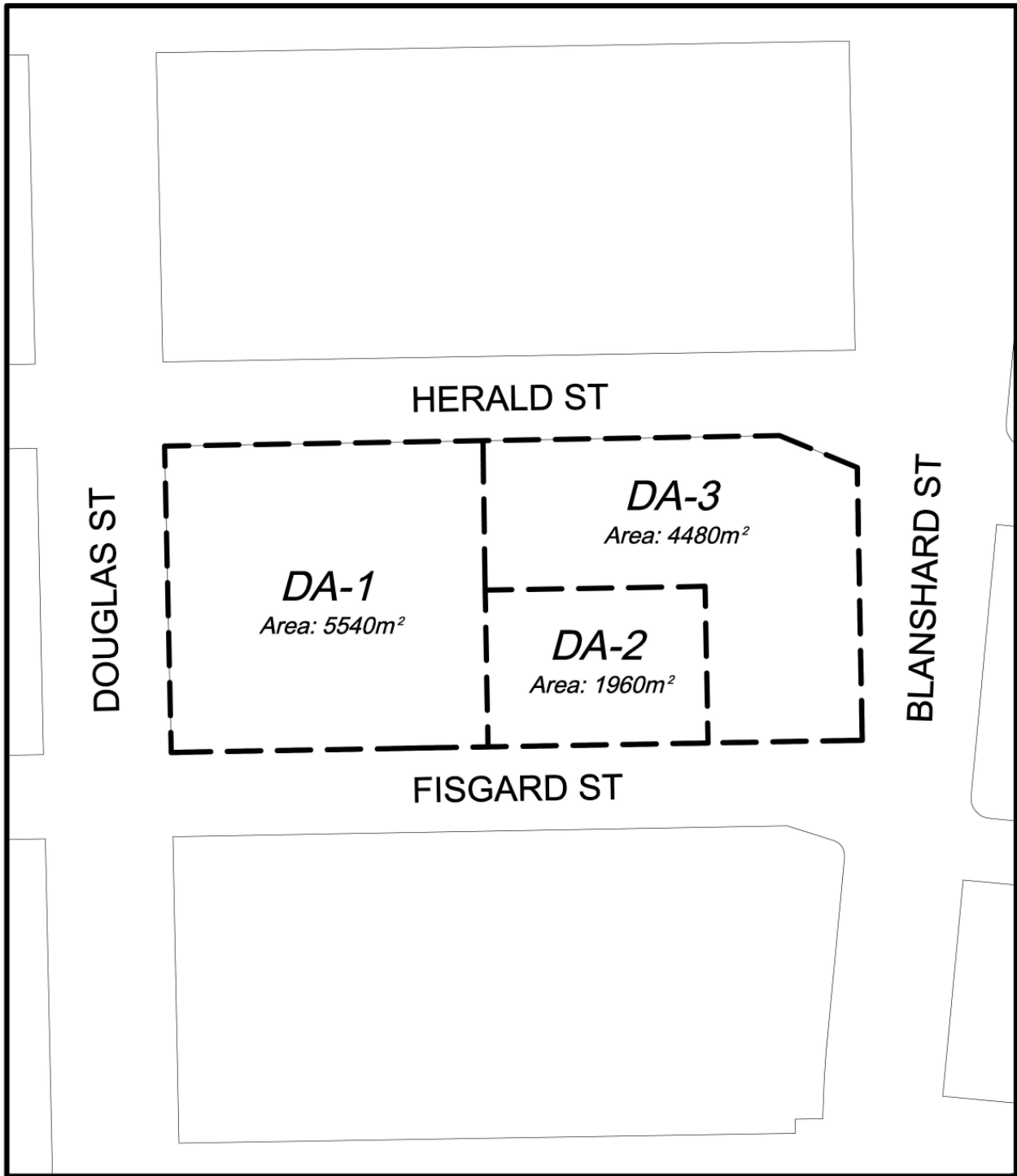
- a. **Area** of development area (minimum) **4480m²**
- b. **Floor space ratio** (maximum per 6.70.4(b)) **7.47 to 1**
- c. **Height** of building (maximum) **43m**
- d. Where all Amenities have been provided the **height** of building (maximum) **72m**

6.70.8 Setbacks

- a. Shortest horizontal distance from any property line shared with any street to the face of the nearest wall of a building for that portion of building below **10m** in height **Nil**
- b. Shortest horizontal distance from any property line shared with any street to the face of the nearest wall of a building for that portion of building above **10m** in height **1cm** for each **5cm** in height
- c. setback from any internal boundary (minimum) **Nil**

PART 6.70 - CA-59 ZONE, HUDSON BAY DISTRICT**6.70.9 Parking and Loading**

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| a. Parking – Transient Accommodation | Premises used for transient accommodation shall be provided with off-street parking units for automobiles equal in number to not less than 50% of the number of transient accommodation units thereon. |
| b. Parking – Residential Accommodation | Premises used for residential accommodation shall be provided with off-street automobile parking units equal in number to not less than 70% of the number of dwelling units thereon. |
| c. Parking – Other | No other uses require off-street parking facilities. |
| d. Parking - Standards | Subject to the regulations in Schedule “C”; Notwithstanding Schedule “C” section 5, parking spaces may be provided on a different lot or air space parcel from the lot or air space parcel on which the building or use is to which they pertain, in whole or in part, provided that the parking spaces are provided on the Lands and there is registered an easement providing for such parking requirements and there is registered a covenant in favour of the City restricting the use of the easement area on the servient tenement to parking purposes for as long as the provisions of this schedule (and section) have application to the dominant tenement. |
| e. Loading | No off-street loading facilities are required in this zone. |



Appendix A
Development Areas
Hudson Bay District

