PART 6.98 – CA-84 ZONE, HARRIS GREEN (930 FORT STREET) DISTRICT

6.98.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the CA-42 Zone, Harris Green Commercial District, subject to the regulations in Part 6.55 of the Zoning Regulation Bylaw
- b. Notwithstanding subsection (a), a commercial/residential building is subject to the regulations in Part 6.55, except as otherwise specified in this Part.

6.98.2 Community Amenities

- a. As a condition of additional density pursuant to Part 6.98.2 the following monetary contributions, as adjusted pursuant to Part 6.98.2 b., must be provided as a community amenity:
 - \$103,006.80 to the Downtown Core Area Public Realm Improvement Fund
 - \$100,000.00 to the Victoria Housing Reserve Fund
 - \$67,668.94 to the Downtown Heritage Buildings Seismic Upgrade Fund.
- b. The amenity contributions identified in Part 6.98.2 a. shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #18-071 is adopted and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 6.98.2 b. "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

6.98.3 Floor Space Ratio

- a. Floor space ratio (maximum) where the community amenity has not been provided pursuant to Part 6.98.2
- b. Floor space ratio (maximum) where the community amenity has been provided pursuant to Part 6.98.2
- c. For the purposes of calculating the <u>floor space ratio</u> under subsections (a) and (b), the <u>total floor area</u> shall exclude any <u>area</u> used or intended to be used for bicycle parking, up to a maximum of 344 square metres.

6.98.4 Height, Storeys

a. Principal <u>building height</u> (maximum) 45m

b. Storeys (maximum) 13

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6.98.5 Setbacks

a. The <u>setback</u> (minimum) from a <u>street</u>

0.5m

6.98.6 Vehicle and Bicycle Parking

a. Vehicle and bicycle parking (minimum)

Subject to the regulations in Schedule "C", except as otherwise specified by the regulations in this Part.

- b. Surface parking spaces on a lot must be located:
 - i. in the rear yard; and
 - ii. at least 12m from the front lot line.