

## **PART 4.64 - CR-M ZONE, MENZIES COMMERCIAL RESIDENTIAL DISTRICT**

### Definition

- 1 In this Part, “community amenities” means all of the following:
- (a) public art, consisting of mosaic tile work and a cast statue, and on and off site streetscaping and street furnishings, that have a combined value of at least \$40,000, as calculated above the City’s standard broom finish; and
  - (b) a cash contribution of at least \$206,750.00 to the Victoria Housing Reserve Fund.

### Uses

- 2 The only uses permitted in this Zone are those permitted under Part 4.15 for the CR-3M Zone, Commercial Residential Apartment Modified District.
- 3 A liquor retail store with a maximum total floor area of 442 m<sup>2</sup> is permitted within the boundaries of Strata Lot 1 of Lots 1783, 1784, 1785 and 1786, Victoria City, Strata Plan VIS 6403.

### Regulations Table

- 4 The regulations set out in the following table apply to a lot if the developer of that lot provides community amenities:

<i>Category of regulation</i>	<i>Requirements</i>	
<u>lot area</u> (min.)	2,300 m <sup>2</sup> for lot containing a <u>building</u>	
<u>height</u> (max.)	14.6 m/4 storeys	
<u>floor space ratio</u> (max.)	2:1	
<u>site coverage</u> (max.)	91%	
<u>setbacks</u> (min.)	<i>Boundary of lot</i>	<u>Setback (m)</u>
	<u>front lot line</u>	2
	<u>rear lot line</u>	0.3
	north lot line	0.4
	south lot line	0.4