

SCHEDULE
PART 6.30

CA-24 ZONE, DOUGLAS STREET COMMERCIAL DISTRICT

- Permitted Uses 1 All of the uses permitted in the CA-4 Zone, Central Area Commercial Office District are permitted in this zone.
- Floor Space Ratio 2 Subject to the provisions of Section 3, the floor space ratio shall not exceed 3 to 1.
- 3 Where
- (a) at least 270 m² of floor space on the ground floor is devoted to retail or restaurant use;
- (b) at least 17 m of linear building floor area along Herald Street is used for retail uses or restaurant;
- (c) at least 10% of the area of the lot adjacent to the street intersection is maintained as an open plaza from street level to a distance of not less than 5.5 m above street level;
- (d) no fewer than 60 underground parking spaces are maintained on the lot and
- (e) the minimum area of the lot is 1,300 m²;
- the floor space ratio shall not exceed 5.0 to 1.
- Height 4 No building shall exceed 26 m in height.
- 5 The provisions of Sections 3 and 5 of Part 6.8 of the CA-4 Zone, Central Area Commercial Office District do not apply in this zone.
- General Regulations 6 Except as provided in this part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District apply in this zone.