

SCHEDULE  
PART 6.31

CA-25 ZONE, 700 YATES 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 Sections 3 and 4, the floor space ratio may not exceed 3 to 1.
- 3     Where.
- (a) a pedestrian walkway of at least 4 m in width is provided connecting the street levels of View Street and Yates Street;
  - (b) retail shops, offices and financial institutions with immediate access from Yates and View Street are sited along at least 50% of the street frontage of Yates and View Street, including any entrances to any parkade or any pedestrian walkway;
  - (c) forty-three (43) additional parking spaces are provided;
  - (d) at least 150 m<sup>2</sup> is used for Daycare Services; and
  - (e) at least 50 m<sup>2</sup> of open site space is provided along each lot line which borders any street;

the floor space ratio may not exceed 5.4 to 1.

- 4 The floor space ratio may be increased to 5.6 to 1 where at least 0.2 to 1 of the floor space ratio is floor area enclosed in a public arcade or mall.
- Height 5 No building may exceed 46.5 m in height.
- Setbacks 6 The minimum setback from any street shall be 3 m for any portion of a building greater than 15 m in height.
- 7 Where the provisions of Section 3(a) apply, no sideyard is required.
- Siting of Parking 8 All parking shall be sited below the level of View Street.
- General Regulations 9 Except as provided in this part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District apply in this zone.