

SCHEDULE
PART 6.36

CA-30 ZONE, HERALD STREET COMMERCIAL DISTRICT

- Permitted Uses
- 1 The following uses are permitted:
 - (a) all of the uses permitted in the CA-4 Zone, Central Area Commercial Office District;
 - (b) public buildings.
- Setbacks
- 2 Subject to Section 3, for any building one side yard of at least 4.5 m in width shall be provided.
 - 3 Where a pedestrian walkway of at least 3.7 m in width along the west boundary of the lot is provided, no side yard is required.
 - 4 For any corner lot, no building shall be sited within the triangle formed by connecting a point on Blanshard Street to a point on Herald Street 3 m distant from the intersection of the street boundaries.
- Density
- 5 ← ⑤ Where
- (a) at least 10% of the area of a lot adjacent to the intersection of two streets is maintained as an open plaza from street level to height of not less than 5.5 m above street level;
 - (b) the minimum area of a lot is at least 2,000 m²; and
 - (c) no fewer than 80 underground parking spaces are provided on a lot;
- the floor space ratio may not exceed 5.0 to 1.
- 6 Except as provided in the preceding section, the floor space ratio may not exceed 3.0 to 1.

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Parking

- 7 One parking space shall be provided for every four dwelling units.
- 8 One parking space shall be provided for each 170 m² of office use.

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.