

SCHEDULE  
PART 6.48

CA-35 ZONE, HARRIS GREEN WALKWAY (PANDORA) DISTRICT

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| Uses              | 1 | The following uses are permitted in this Zone:<br><br>(a) all of the uses permitted in the CA-4 Zone, Central Area Commercial Office District; and<br><br>(b) parkades.  |
| Floor Area        | 2 | The <u>area</u> of floor space used for an office or for retail shall not exceed twice the <u>area</u> of the <u>lot</u> on which the floor space is located.  |
| Floor Space Ratio | 3 | If a <u>building</u> contains a parkade having at least 200 parking spaces, the maximum allowable <u>floor space ratio</u> for the <u>building</u> shall not exceed 3.5 to 1.  |
| Setbacks          | 4 | (1) The ground level of a parkade, excluding its entrance driveway, shall not be located closer than 6 m to a <u>street</u> .<br><br>(2) One <u>side yard</u> of at least 4.5 m shall be provided.   |
|                   | 5 | (1) In this section, "pedestrian walkway" means any aisle, corridor or passageway that<br><br>(a) is designed for pedestrian traffic;<br><br>(b) is or is not restricted to private use;<br><br>(c) is entirely or partially within or outside the walls of a <u>building</u> ; and<br><br>(d) if covered, is at least one <u>storey in height</u> . |

- (2) Where a pedestrian walkway of at least 2.4 m in width is provided connecting the street levels or the rear lot line and the street on which any lot has a boundary, no side yard is required.

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.