

PART 6.50 CA-37 ZONE, Y LOT DISTRICT

Uses	1	All of the uses permitted in the CA-4 Zone, Central Area Commercial Office District are permitted in this zone.
Number of Buildings	2	More than one <u>building</u> may be erected on a <u>lot</u> .
	3	(1) Subject to subsection (2), the ratio of the <u>total floor area</u> of all <u>buildings</u> on the land in this zone to the <u>area</u> of that land must not exceed 3.0 to 1.0.
	(2)	<p>The <u>floor space ratio</u> may be increased to a maximum of 4.3 to 1 if all of the following amenities are provided on that land:</p> <ul style="list-style-type: none"> (a) at least 50% of the <u>building's</u> Humboldt Street frontage is devoted to retail, <u>restaurant</u> or hotel lobby use; (b) <u>open site space</u> is at least 40% if residential use is included; (c) at least one parking space is provided for each <u>dwelling unit</u> if residential use is provided; (d) at least one parking space is provided for every 100m² of office use is office use is provided; (e) all parking spaces are <u>enclosed parking spaces</u>.
General Regulations	4	Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District apply in this zone.