

PART 6.54 - CA-41 ZONE, BLANSHARD OFFICE DISTRICT

Permitted Uses	1	All of the uses permitted in the CA-4 Zone, Central Area Commercial Office District are permitted in this Zone.
Height	2	A structure that is within 18m of a western <u>lot line</u> must not be higher than <ol style="list-style-type: none">(a) the height of Cormorant Street if that is the closest street to the structure; or(b) the height of Pandora Avenue if that is the closest street to the structure.
Floor Space Ratio	3	The <u>floor space ratio</u> must not exceed 0.8 to 1.
Open Space	4	At least 60% of the <u>area</u> of a <u>lot</u> must be <u>open site space</u> .
Setbacks	5	The <u>setback</u> from a western <u>lot line</u> must be at least 18 m, excluding <ol style="list-style-type: none">(a) landscaped decks that are open to the public; and(b) driveways that provide access to underground parking.
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.