

## **6.60 - CA-47 ZONE, YLOT1 DISTRICT**

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	<p>The <u>floor space ratio</u> may be increased to a maximum of 4.7 to 1 if all of the following amenities are provided:</p> <ul style="list-style-type: none"><li>(a) at least 50% of the <u>building's</u> Humboldt Street frontage is devoted to retail or restaurant use;</li><li>(b) <u>open site space</u> is at least 40%;</li><li>(c) a walkway is provided that<ul style="list-style-type: none"><li>(i) is at least 3.7 m wide,</li><li>(ii) connects the street levels of Humboldt Street and Fairfield Road,</li><li>(iii) is located on land in this Zone or on a <u>lot</u> that abuts land in this Zone, and</li><li>(iv) is located at least 30 m from Blanshard Street;</li></ul></li></ul> <ul style="list-style-type: none"><li>(a) if residential use is included, at least one parking space is provided for each <u>dwelling unit</u>;</li><li>(b) if office use is included, at least one parking space is provided for every 100 m<sup>2</sup> of office use;</li><li>(c) all parking spaces are <u>enclosed parking spaces</u>.</li></ul>
Setbacks	3	A <u>side yard</u> is not required.
General	4	Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District, apply in this Zone.