

PART 6.66 - CA-53 ZONE, CENTRAL AREA (737 HUMBOLDT STREET) DISTRICT**1.0 Purpose**

The purpose of this zone is to allow additional density for specified amenities.

2.0 Definitions

“Amenities” means all of the following are provided on-site and off-site:

- (a) A contribution of at least \$200,000 to the City of Victoria Housing Trust Fund;
- (b) Public Art with a value of at least \$40,000 on permanent public display;
- (c) Public access easements across the property;
- (d) Streetscape improvements;
- (e) Improvements to Cridge Park including the construction of a new path through the park; and
- (f) At least 80% of the floor area is devoted to residential use.

3.0 Regulations Table

The regulations set out in this Part apply where the developer provides all of the “Amenities” listed in Part 2 and has entered into a Master Development Agreement:

Regulation	Standard
Uses	A dwelling may be located on the ground floor
Density	
Floor space ratio	3.6:1 maximum
Height	37 m
	Street front massing back above 10 m is applicable only to the first 9 storeys
Building Setbacks (m)	North (side) 4.5 (open balconies may project up to 2.2 m into this setback) South (side) 4.5 West (rear) 4.5

4.0 General Regulations

Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial District, apply in this Zone.