

PART 6.68 - CA-57 ZONE, CENTRAL AREA (813 DOUGLAS STREET) DISTRICT

1.0 Purpose

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

2.0 Definitions

In the CA-57 Zone, “amenities” means all of the following:

- (a) at least 10,000 m² of total floor area for residential purposes;
- (b) a contribution of at least \$150,000 to the City’s Housing Reserve Trust Fund;
- (c) public art having a value of at least \$150,000;
- (d) a contribution of at least \$150,000 to the organization “Arts Sustainability Victoria”;
- (e) primarily retail or restaurant as ground level uses;
- (f) landscaped open site space that is accessible to the public;
- (g) underground parking spaces, except for visitor or customer parking.”

3.0 Permitted Uses

The uses permitted in the CA-4 Zone, Central Area Commercial Office District are permitted in this zone.

4.0 Regulations Table

The regulations set out in this Part where the developer provides all of the “Amenities” in Part 2:

<i>Category of regulation</i>	<i>Requirements</i>
Density floor space ratio (max.)	5.5:1

5.0 General regulations

<i>Category of regulation</i>	<i>Requirements</i>
<u>Setback</u> from a <u>lot line</u> other than a <u>lot line</u> facing a <u>street</u> (min.)	4.5 m to the face of any part of a building above 17.5m geodetic in <u>height</u> , except for projections into the required <u>setback</u> to a maximum of 1.6 m for balconies and 0.7 m for ornamental columns

Except as provided in section 4.0 and section 5.0, the regulations applicable in the CA-4 Zone, Central Area Commercial District apply in this Zone.