

PART 6.71 - CA-60 ZONE, RADIUS DISTRICT

Purpose

- 1 The purpose of this Zone is to allow additional density and reduced height restrictions for specified amenities.

Definitions

- 2 In the CA-60-Zone, Radius District,

“Amenities” means that all of the following are provided on the Lands:

- a) underground parking only, no surface parking permitted;
- b) at least 330 parking spaces in excess of any parking required under Schedule C;
- c) at least 20% of the site area as open site space;
- d) a walkway at least 3 m in width secured by Statutory Right of Way in favour of the City of Victoria linking Herald Street to Caledonia Avenue at approximately the mid-point between Douglas and Blanshard Streets;
- e) at least 8800 m² of floor area exclusively for residential use.

“Lands” means all of the lands in this Zone.

No Amenities

3. If the Amenities are not provided, the regulations in the CA-4 Zone, Central Area Commercial Office District, apply instead of the regulations in this Zone that are applicable only if the Amenities are provided on the Lands.

Permitted Uses

4. The only uses permitted in this Zone are the uses permitted in the CA-4 Zone, Central Area Commercial Office District of the Zoning Regulation Bylaw.

Density

5. If the Amenities are provided on the Lands, the maximum floor space ratio permitted for the combined area of the Lands is 4.85:1.

Development Areas

6. The Lands are divided into Development Areas 1 and 2 as shown on the map in Appendix 1 attached to this Schedule.

Development Area 1

Regulations Table

7. The regulations set out in the following Table apply to Development Area 1:

<i>Category of regulation</i>	<i>Requirements</i>
<u>Lot Area</u> (min.)	1,940 m ²
<u>Total Floor Area</u> (min.)	7,095 m ²
Interior <u>Lot Line Setbacks</u>	No setbacks are required

General regulations

8. Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District apply in Development Area 1.

Development Area 2

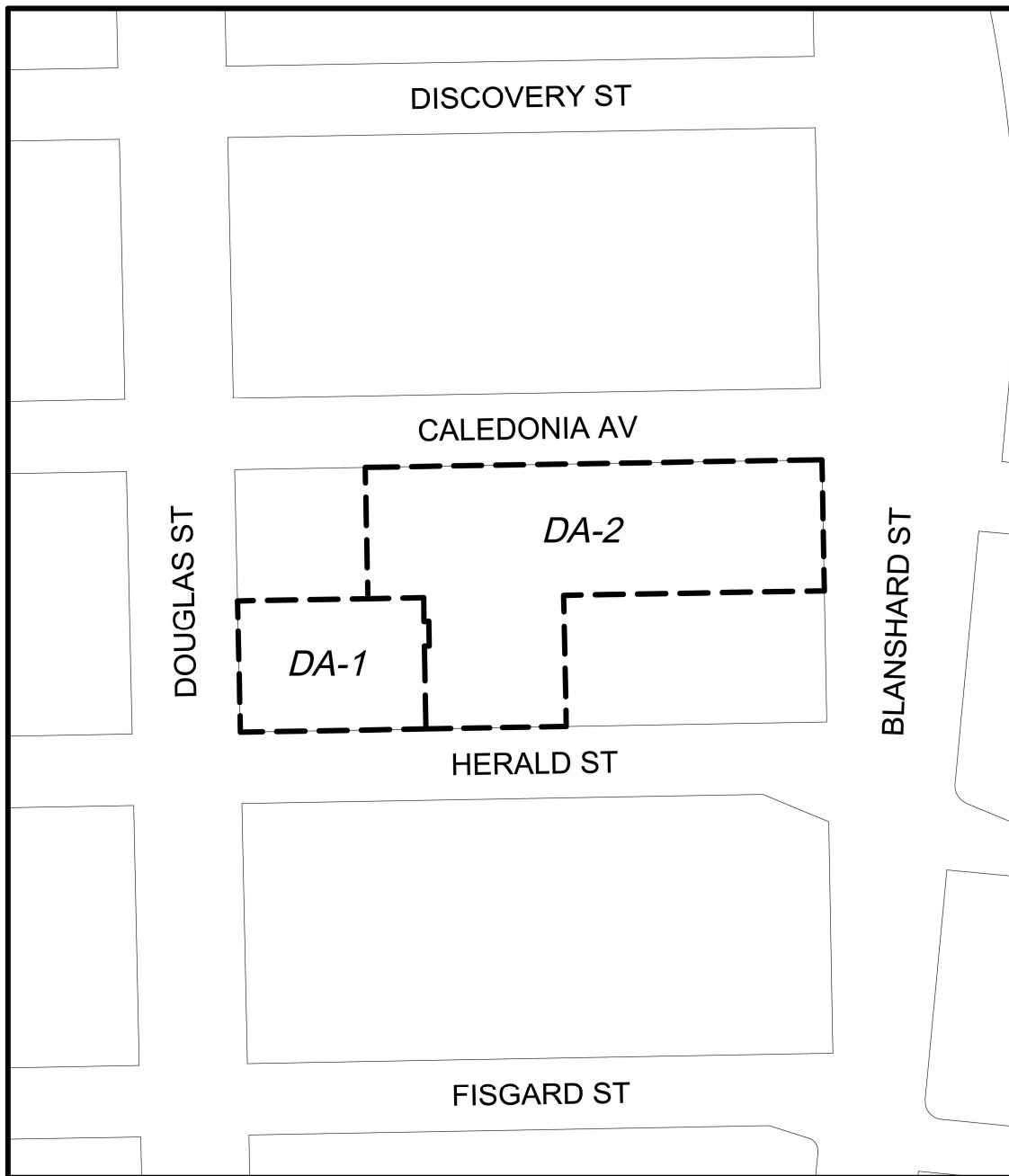
Regulations Table

9. The regulations set out in the following Table apply to Development Area 2 only if the Amenities are provided:

<i>Category of regulation</i>	<i>Requirements</i>
<u>Lot Area</u> (min.)	6,190 m ²
<u>Total Floor Area</u> (min.)	32,320 m ²
<u>Height</u> (max.)	The height regulations of Part 6.8.3 are replaced with the following: <u>Height</u> maximum is 43 m with the exception of the following areas which are permitted a <u>height</u> maximum of 54 m: (a) Area 'A' extends 35 m west from the northeast corner of the land in this Zone along Caledonia Avenue and 34 m south from the same point and includes a rectangular area defined by lines parallel to these; (b) Area 'B' extends 34 m east from the northwest corner of the land in this Zone along Caledonia Avenue and 36 m south from the same point and includes a rectangular area defined by lines parallel to these.
Interior <u>Lot Line Setbacks</u>	No setbacks are required

General regulations

10. Except as provided in this Part, the regulations applicable in the CA-4 Zone, Central Area Commercial Office District, apply in Development Area 2.



Appendix 1
Development Areas
Radius District

