

PART 6.72 - CA-61 ZONE, CENTRAL AREA (BROUGHTON STREET) DISTRICT**Purpose**

- 1 The purpose of this Zone is to increase the ratio of a building's floor area to the area of its lot if the amenities defined in section 2 of this Part 6.72 are provided on the lot.

Definitions

- 2 In the CA-61 Zone, Central Area (Broughton Street) District,

“Amenities” means all of the following:

- (a) the ground floor along the east side of a building
- (i) is used only for restaurant or retail purposes, and
- (ii) has glazed shop frontage; and
- (b) parking for at least 15 bicycles.

Permitted Uses

- 3 The only uses permitted in this Zone are those permitted under the CA-4 Zone, Central Area Commercial Office District.

Regulations Table

- 4 The regulations set out in the following Table apply only if amenities are provided on the land in this Zone:

| <i>Category of regulation</i> | <i>Requirements</i> |
|-------------------------------|---------------------|
| <u>floor space ratio</u> | 3.3:1 maximum |

General regulations

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