

PART 6.74 - CA-63 ZONE, CENTRAL AREA (GATEWAY GREEN) DISTRICT

Purpose

- 1 The purpose of this Zone is to allow additional density for office use and specified amenities and to the extent necessary where density is increased, to provide regulations for a building's height, setbacks and other related provisions.

Definitions

- 2 In the CA-63 Zone, Central Area (Gateway Green) District,
"Amenities" means all of the following
 - (a) public art with a value of at least \$350,000;
 - (b) contribution of \$100,000 to the City of Victoria Housing Trust Fund;
 - (c) mid-block public walkway of at least 3.7 m in width linking Fisgard Street to the south property boundary of the land in this Zone, secured by Statutory Right of Way;
 - (d) a 2 m wide Statutory Right of Way for sidewalk, bicycle lane and boulevard improvements along the full frontage of Blanshard Street;
 - (e) the ground floor along the north and east sides of a building in this Zone are used only for restaurant or retail purposes and have glazed shop frontage;
 - (f) at least 60% of the total floor area of a building is provided exclusively for office use and is located on the second and higher storeys of a building in this Zone.

Uses

- 3 The only uses permitted in this Zone are all of those permitted under Part 6.8 for the CA-4 Zone, Central Area Commercial Office District.

Regulations Table

4 The regulations set out in the following table apply if the Amenities are provided:

<i>Category of regulation</i>	<i>Requirements</i>	
<u>Height</u> (max.)	58 m	
<u>Floor Space Ratio</u> (max.)	7.6:1	
<u>Setbacks</u> (min.)	<i>Boundary of Lot</i>	<i>Setback (m)</i>
	Front (Blanshard Street)	0 m for portions of the <u>building</u> less than 10 m in <u>height</u> 3.2 m for portions of the <u>building</u> 10 m or more in <u>height</u>
	Rear (west)	4.0 m
	Side (Fisgard Street)	0 m for portions of the <u>building</u> less than 10 m in <u>height</u> 3.8 m for portion of the <u>building</u> 10 m or more in <u>height</u>
	Side (south)	3.4 m
Parking (min.)	<i>Type & Size of Use</i>	<i># of Spaces</i>
	<u>Underground Parking Spaces</u>	140
Bicycle storage (min.)	42	

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.