

**PART 6.75 - CA-64 ZONE, CENTRAL AREA (ATRIUM) OFFICE 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 setbacks and other related provisions.

**Definitions**

- 2 In the CA-64 Zone, Central Area (Atrium) Office District, "Amenities" means all of the following:
- (a) a minimum of 160 underground parking spaces are provided and of those spaces a minimum of 125 be made available for public use outside of office hours;
  - (b) at least 80% of the total floor area of a building in this Zone is provided exclusively for office use;
  - (c) the ground floor along the west and south sides of a building in this Zone are used only for retail or restaurant purposes and have glazed shop frontage;
  - (d) public art with a value of at least \$100,000;
  - (e) provision of a minimum of 800 m<sup>2</sup> of space accessible to the public over land in this Zone secured by Statutory Right of Way.

**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>Lot Area</u> (min.)	4000 m <sup>2</sup>	
<u>Height</u> (max.)	43 m	
<u>Floor Space Ratio</u> (max.)	5:1	
<u>Siting</u>		
<u>Setbacks</u>	<i>Boundary of Lot</i>	<i>Setback (m)</i>
	Front Yard (West) Side Yards (North and South)	0 m for portions of the <u>building</u> less than 23 m in <u>height</u> 6 m for portions of the <u>building</u> 23 m or more in <u>height</u>
	Rear (East)	0 m

**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.