

## PART 12.10 – Burnside Comprehensive Development District

### 12.10.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw, except public building, which is subject to the regulations in this Part
- b. daycare
- c. multiple dwelling

### 12.10.2 General Regulations

- a. Within this Zone, all parcels created by the deposit in the Land Title Office of an air space plan will be treated as a single lot for all purposes, and the definition of lot as defined within Schedule A – Definitions, is so amended for this Zone.

### 12.10.3 Community Amenities

- a. As a condition of additional density pursuant to Part 12.10.5, the following amenity contributions must be provided:
  - i. construction of a public plaza on site with a minimum site area of 1290m<sup>2</sup>
  - ii. \$350,000 towards the Local Amenity Reserve Fund for the construction of a traffic signal at Jutland Road and Cecelia Road.
- b. The amenity contribution in the amount of \$350,000 shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw No. 22-003 is adopted and each year thereafter, by adding to the base contribution an amount calculated by multiplying the base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 12.10.3 “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

### 12.10.4 Lot Area

- |                              |                    |
|------------------------------|--------------------|
| a. <u>Lot area</u> (minimum) | 5560m <sup>2</sup> |
|------------------------------|--------------------|

### 12.10.5 Floor Space Ratio, Floor Area

- |   |                    |
|---|--------------------|
| a. <u>Floor space ratio</u> (maximum)   | 0.5:1              |
| b. <u>Floor space ratio</u> where the community amenities have been provided pursuant to Part 12.10.3 (maximum) | 1.41:1             |
| c. <u>Total floor area</u> (maximum)  | 7818m <sup>2</sup> |
| d. Combined floor <u>area</u> of <u>public building</u> and daycare (minimum)                                   | 809m <sup>2</sup>  |

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### 12.10.6 Height, Building Separation Distance

- a. Principal building height (maximum) 14.3m

Except for the following:

- i. a building or portion of a building within 70.5m of Cecelia Road (maximum) 18.6m

- b. Minimum separation distance between buildings, excluding steps, must be at least 6.40m.

### 12.10.7 Setbacks, Projections

- a. Front yard setback (minimum) 14.6m  
b. Rear yard setback (minimum) 6.65m  
c. Side yard setback (west) (minimum) 3.75m

Except for the following the following maximum projections into the setback:

- i. enclosed parkade stair 0.8m  
ii. a fin wall projection on a building within 31m of the rear property line 0.6m

- d. Side yard setback (east) (minimum) 10m

Except for the following:

- i. a building or portion of a building within 31m of the rear property line 4m  
ii. a fin wall projection on a building within 31m of the rear property line 2.70m

### 12.10.8 Site Coverage, Open Site Space

- a. Site Coverage (maximum) 33%  
b. Open site space (minimum) 62%

### 12.10.9 Vehicle and Bicycle Parking

- a. Vehicle parking (minimum) Subject to the regulations in Schedule "C"  
b. Bicycle parking (minimum) Subject to the regulations in Schedule "C"

[NOTE: Property located in this zone is subject to the residential rental tenure – see Section 45 of General Regulations and Schedule N.]

Bylaw 22-003 adopted February 24, 2022

Words that are underlined see definitions in Schedule "A" of the Zoning Regulation Bylaw