

# PART 3.111 – R3-AM-4 ZONE, MID-RISE MULTIPLE DWELLING (BURDETT) DISTRICT

## 3.111.1 Permitted Uses in this Zone

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

Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw

- a. Multiple dwelling

## 3.111.2 Lot Area

- a. Lot area (minimum) 1600m<sup>2</sup>

## 3.111.3 Community Amenities

As a condition of additional density pursuant to Part 3.111.4, the following community amenity must be provided:

- a. The lands in this Zone being subject to a registered housing agreement ensuring all dwelling units built in this Zone will be occupied pursuant to residential rental tenure.
- b. Registration of a Section 219 Covenant securing a minimum of thirteen two-bedroom and three three-bedroom dwelling units within any building constructed in this Zone.
- c. Registration of a Section 219 Covenant restricting strata titling of the building, to the satisfaction of the Director of Sustainable Planning and Community Development.

## 3.111.4 Floor Space Ratio

- a. Floor space ratio where the amenities have not been provided pursuant to Part 3.111.3 (maximum) 0.5:1
- b. Floor space ratio where the amenities have been provided pursuant to Part 3.111.3 (maximum) 1.9:1

## 3.111.5 Height, Storeys

- a. Principal building height (maximum) 16.5m
- b. Storeys (maximum) 5

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**3.111.6 Setbacks, Projections**

- |  |       |
|--|-------|
| a. <u>Front yard setback</u> (minimum)                               | 4.0m  |
| b. <u>Rear yard setback</u> (minimum)                                | 10.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 6.0m  |

**3.111.7 Site Coverage, Open Site Space**

- |                                     |     |
|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 40% |
| b. <u>Open site space</u> (minimum) | 50% |

**3.111.8 Vehicle and Bicycle Parking**

Subject to the regulations in Schedule “C”

Bylaw 21-069 adopted October 14, 2021

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