

## PART 3.137 – R-103, 931 McClure Steet District

### 3.137.1 Permitted Uses

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

- a. Uses permitted in the R-K Zone, Medium Density Attached Dwelling District, subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw
- b. Multiple dwelling

### 3.137.2 Community Amenities

- a. As a condition of additional density pursuant to Part 3.137.4, the following amenity contributions must be provided prior to the issuance of a building permit:
  - i. \$7470.11 must be provided to the Local Amenities Fund , as adjusted pursuant to subsection (b); and
  - ii. a housing agreement to ensure that the owner will not take any steps to prevent an owner from renting a dwelling unit within a multiple dwelling to a non-owner under the terms of a tenancy agreement.
- b. The amenity contribution in the amount of \$7,470.11 shall be adjusted annually on January 1 commencing on the second calendar year following the year Bylaw No. 21-093 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 3.137.2, “CPI” means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.

### 3.137.3 Lot Area

- |                               |                              |
|-------------------------------|------------------------------|
| a. <u>Lot area</u> (minimum)  | 690m <sup>2</sup>            |
| b. <u>Lot width</u> (minimum) | 15m average <u>lot width</u> |

### 3.137.4 Floor Space Ratio

- |                                                                                                           |        |
|-----------------------------------------------------------------------------------------------------------|--------|
| a. <u>Floor space ratio</u> where the amenities have not been provided pursuant to Part 3.137.2 (maximum) | 0.6:1  |
| b. <u>Floor space ratio</u> where the amenities have been provided pursuant to Part 3.137.2 (maximum)     | 1.38:1 |

### 3.137.5 Height, Storeys

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|-----------------------------------------------|-------|
| a. Principal <u>building height</u> (maximum) | 13.5m |
| b. <u>Storeys</u> (maximum)                   | 4     |

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### 3.137.6 Setbacks, Projections

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|----------------------------------------------------------------------|------|
| a. <u>Front yard setback</u> (minimum)                               | 5.0m |
| b. <u>Rear yard setback</u> (minimum)                                | 4.0m |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 2.0m |

### 3.137.7 Site Coverage, Open Site Space

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|-------------------------------------|-----|
| a. <u>Site Coverage</u> (maximum)   | 60% |
| b. <u>Open site space</u> (minimum) | 30% |

### 3.137.8 Vehicle and Bicycle Parking

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

Bylaw 22-009 adopted January 27, 2022