

PART 1.147 – R1-48 ZONE, BURDETT CONVERSION DISTRICT

1.147.1 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
- b. Multiple dwelling
- c. Home occupation subject to the regulations in Schedule “D”
- d. Accessory Buildings subject to the regulations in Schedule “F”

1.147.2 Lot Area, Floor Space Ratio

- | | |
|---------------------------------------|-------------------|
| a. <u>Lot area</u> (minimum) | 780m ² |
| b. <u>Floor space ratio</u> (maximum) | 0.54:1 |

1.147.3 Height, Storeys

- | | |
|---|-----------|
| a. Principal <u>building height</u> (maximum) | 7.6m |
| b. <u>Storeys</u> (maximum) | 2.5 |
| c. <u>Roof deck</u> | Permitted |

1.147.4 Setbacks, Projections

- | | |
|--|--|
| a. <u>Front yard setback</u> (minimum) | 7.50m |
| Except for the following maximum projections into the <u>setback</u> : | |
| • Steps less than 1.7m in <u>height</u> | 2.50m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5m or 25% of <u>lot depth</u> whichever is greater |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot width</u> whichever is greater |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

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1.147.5 Site Coverage, Outdoor Features

- a. Site coverage (maximum) 40%
- b. The setbacks set out in Section 1.147.4 apply to outdoor features as though they are buildings
- c. Outdoor features may not exceed a height of 3.5m from natural grade or finished grade, whichever is lower

1.147.6 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 residential rental tenure – see Section 45 of the General Regulations and Schedule N.]

Bylaw No. 19-103, adopted December 12, 2019