

PART 3.47 - R-25 ZONE, BONUS 900 YATES STREET DISTRICT

Permitted Uses	1	All of the uses permitted in the R3-C Zone, Central Area Residential District are permitted in this Zone.
Floor Space Ratio and Site Coverage	2	<p>Where</p> <p>(a) at least 370 m² is used for community purposes; and</p> <p>(b) a pedestrian walkway is provided connecting the <u>street</u> level of Yates Street with the mid point between Yates Street and Johnson Street;</p> <p>the <u>floor space ratio</u> shall not exceed 4.4 to 1 and the <u>site coverage</u> shall not exceed 36%.</p>
Lot Size	3	The minimum <u>area</u> of any <u>lot</u> shall be 2,000 m ² .
Siting of Parking be	4	Parking required for any <u>lot</u> within the R-11 Zone, Central Area 900 Block Yates Street District may be sited in this zone.
General Regulations	5	Except as provided in this part, the regulations applicable in the R3-C Zone, Central Area Residential District apply in this Zone.