

## PART 3.73 - R3-AM-H ZONE, HUMBOLDT VALLEY MID-RISE DISTRICT

### Uses

- 1 The only uses permitted in this Zone are those permitted under Part 3.10 for the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District.

### Regulations Table

- 2 Where the developer provides a cash contribution of \$88,350.00 to the City Housing Reserve Trust Fund the following regulations apply:

<i>Category of regulation</i>	<i>Requirements</i>
<u>height</u> (max.)	17.7 m and six storeys
<u>floor space ratio</u> (max.)	1.7:1
<u>site coverage</u> (max.)	44%
<u>open site space</u> (min.)	56%
<u>setbacks</u> (min.)	<i>Setback</i>
<ul style="list-style-type: none"> <li>• Front (Burdett)</li> <li>• Rear (McClure)</li> <li>• Side (West)</li> <li>• Side (East)</li> </ul>	6 m 6 m 6 m (1.6 m to entrance projection) 6 m (1.6 m to entrance projection)

### General regulations

- 3 Except as provided in this Part, the regulations applicable in the R3-AM-1 Zone, Mid-Rise Multiple Dwelling District apply in this Zone.