

**PART 3.91 - R3-AM-BM ZONE, MID-RISE BURDETT AND MCCLURE DISTRICT****3.91.1 Permitted Uses in this Zone**

- a. Multiple Dwelling and multiple dwelling accessory uses
- b. Single family dwelling with no more than one of the following accessory uses:  
Roomers and/or Boarders up to a maximum of 4
- c. Home occupation subject to the regulations in Schedule "D"
- d. Private garage
- e. Garage sales limited to no more than 2 in any year
- f. Rest Homes – Class A and Rest homes – Class B

**3.91.2 Definitions**

|                          |   |
|--------------------------|---|
| <b>Amenities</b>         | <ul style="list-style-type: none"> <li>a. a Housing Agreement under Section 905 of the Local Government Act applied to land in Development Area 2 of this Zone, in the form attached to the Housing Agreement (1009-1017 Burdett Avenue and 1016-1018 McClure Street) Bylaw; and</li> <li>b. a Heritage Revitalization Agreement under Section 966 of the Local Government Act applied to land in Development Area 1 of this Zone, in the form attached to the Heritage Revitalization Agreement (1009-1017 Burdett Avenue and 1016-1018 McClure Street) Bylaw No.12-082</li> </ul> |
| <b>Development Area</b>  | means each part of the Lands in this zone divided into areas DA-1, DA-2 respectively, as shown on the map in Appendix 1   |
| <b>Floor Space Ratio</b> | means the ratio which the <u>total floor area</u> of all <u>buildings</u> bear to the <u>area</u> of all <u>development areas</u>   |
| <b>Lands</b>             | means all lands shown on the map attached as Appendix 1   |

**3.91.3 Density**

- a. Floor space ratio of the Lands (maximum) 0.6
- b. Floor space ratio of the Lands where all Amenities have been provided (maximum) 1.68

### 3.91.4 Development Area 1

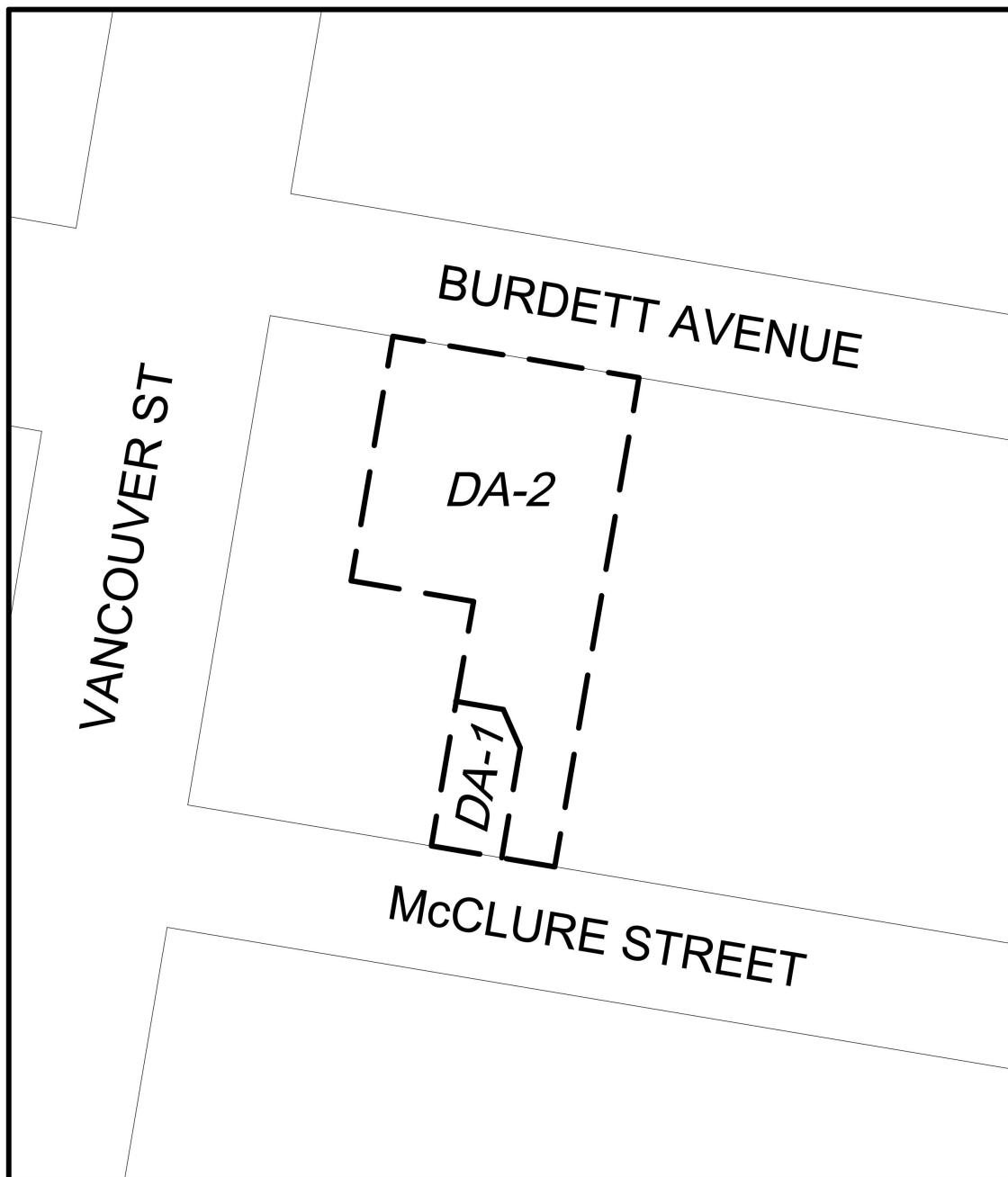
|  |                   |
|--|-------------------|
| a. <u>Area of development area</u> (minimum)                           | 210m <sup>2</sup> |
| b. Floor <u>area</u> , of all floor levels combined (maximum)          | 140m <sup>2</sup> |
| c. Residential <u>building height</u> (maximum)                        | 7.8m              |
| d. <u>Site Coverage</u> (maximum)                                      | 39.5%             |
| e. <u>Open site space</u> (minimum)                                    | 41.5%             |
| f. <u>Front yard setback</u> (minimum)                                 | 5.0m              |
| except for the following maximum projections into the <u>setback</u> : |                   |
| • steps less than 1.7m in <u>height</u>                                | 2.7m              |
| g. <u>Rear yard setback</u> (minimum)                                  | 2.4m              |
| h. <u>Rear yard setback</u> from Northwest corner lot line             | 0.6m              |
| i. <u>Side yard setback</u> from Easterly <u>lot line</u>              | 3.2m              |
| j. <u>Side yard setback</u> from Westerly <u>lot line</u>              | 1.2m              |

### 3.91.5 Development Area 2

|  |                    |
|--|--------------------|
| a. <u>Area of development area</u> (minimum)                     | 1820m <sup>2</sup> |
| b. Floor <u>area</u> , of all floor levels combined (maximum)    | 3290m <sup>2</sup> |
| k. Residential <u>building height</u> (maximum)                  | 14m                |
| c. <u>Site Coverage</u> (maximum)                                | 50%                |
| d. <u>Open site space</u> (minimum)                              | 45%                |
| e. <u>Front yard setback</u> (minimum)                           | 5.2m               |
| f. <u>Rear yard setback</u> from south <u>lot line</u> (minimum) | 2.3m               |
| g. <u>Rear yard setback</u> from McClure Street                  | 23.8m              |
| h. <u>Side yard setback</u> from Easterly <u>lot line</u>        | 2.5m               |
| i. <u>Side yard setback</u> from Westerly <u>lot line</u>        | 2.7m               |

**3.91.6 Parking and Standards**

- |  |   |
|--|---|
| a. Parking for <u>Multiple Dwellings</u>     | 1.2 parking stalls per <u>dwelling unit</u> |
| b. Parking for <u>Single Family Dwelling</u> | 1 stall per <u>dwelling unit</u>            |
| c. Parking standards                         | Subject to the regulations in Schedule "C"  |



Appendix 1  
Development Areas  
Mid-Rise Burdett and McClure District

