

PART 5.25 – T-25 ZONE, MCCLURE TRANSIENT ACCOMMODATION DISTRICT

5.25.1 Permitted Uses in this Zone

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

- a. Transient accommodation

5.25.2 Lot Area, Number of Buildings

- a. Lot area (minimum) 1850m²
- b. Notwithstanding Section 19 of the General Regulations, more than one building is permitted on a lot subject to the regulations in this Part

5.25.3 Floor Space Ratio

- a. Floor space ratio (maximum) 0.64:1

5.25.4 Height, Storeys

- a. Building height (maximum) 10.55m
- b. Storeys (maximum) 4

5.25.5 Setbacks, Projections

- a. Front yard setback (minimum) 7.5m
- b. Rear yard setback (minimum) 7.5m
- c. Side yard setback from interior lot lines (minimum) 3.5m
- d. Side yard setback on a flanking street for a corner lot (minimum) 7.5m
- e. Projections into setbacks (maximum)
 - Cornices, fin walls, slab edges, eaves, window overhangs and sunscreens 0.75m
- f. Notwithstanding subsections (a), (b), and (d), front yard, rear yard and flanking street side yard setbacks shall not apply to entrance canopies, steps, patios and balconies forming part of a building
- g. Separation distance between buildings (minimum) 4.0m

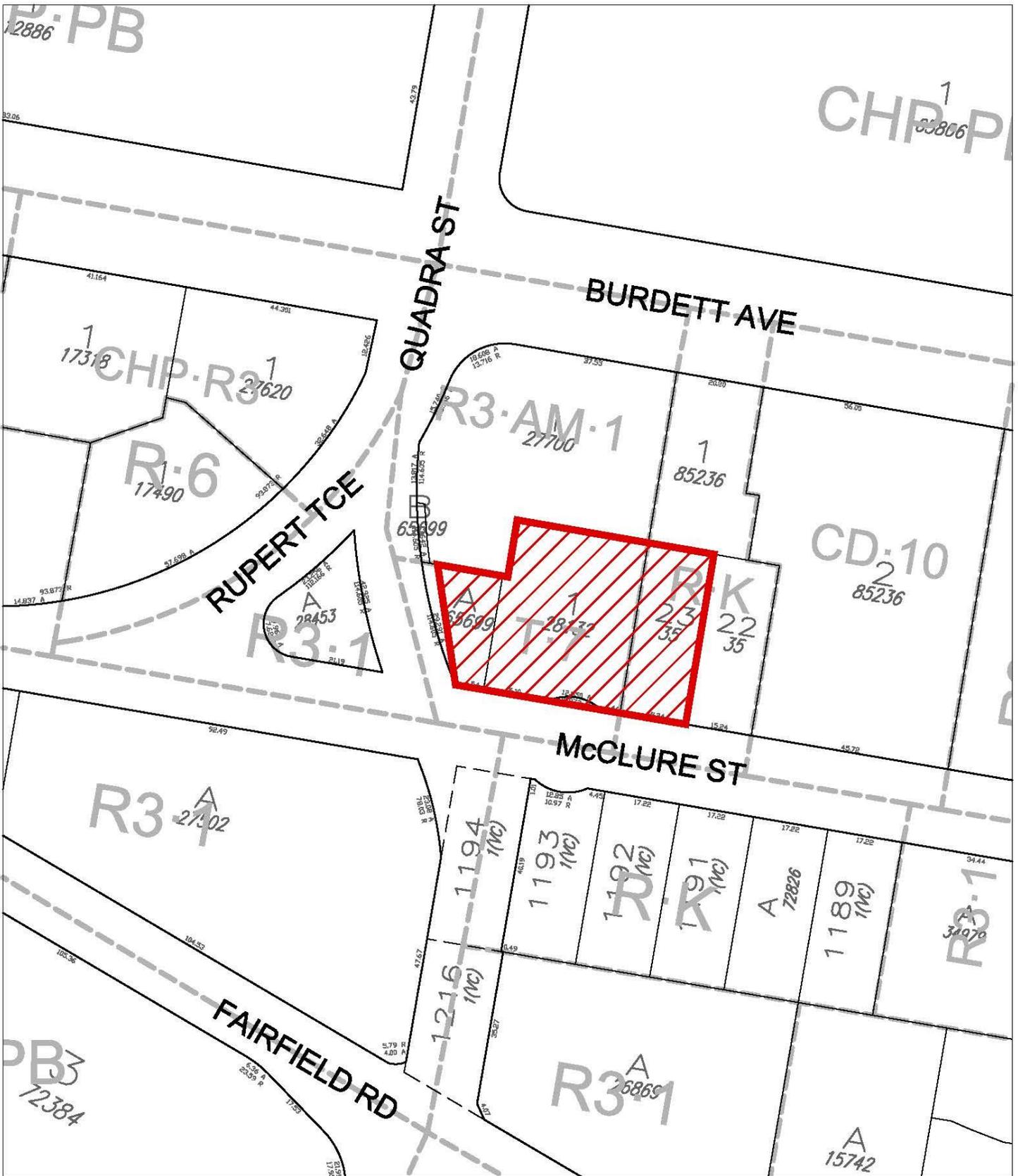
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5.25.6 Site Coverage, Open Site Space

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| a. <u>Site Coverage</u> (maximum) | 30% |
| b. <u>Open site space</u> (minimum) | 27% |

5.25.7 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” |



902, 906 & 910 McClure Street
Rezoning No.00648

