

## **Proposed Terms of Zoning Agreement 301 Clarence Avenue**

### **Zoning District:**

RM3 – Medium Density Multiple-Unit Dwelling District, subject to a Zoning Agreement.

### **Use of Land:**

The use of land will be restricted to a street townhouse.

### **Development Standards:**

- a) Maximum of four dwelling units;
- b) Building height, excluding parkade ramp and stairwells, shall not exceed a maximum of 10 metres and three storeys;
- c) Front Yard Setback (West) – a minimum of 2.2 metres;
- d) Side Yard Setback (North) – a minimum of 1.5 metres;
- e) Side Yard Setback (South) – a minimum of 1.5 metres;
- f) Rear Yard Setback (West) – a minimum of 6.0 metres;
- g) The gross floor space ratio shall not exceed 1.2:1;
- h) Landscaping shall be completed to the satisfaction of the Development Officer;
- i) Ramp slope and design shall be completed to the satisfaction of the Development Officer; and,
- j) All other development standards shall conform to relevant Sections of the Zoning Bylaw.

### **Parking:**

A minimum of nine vehicular parking spaces are required of which six shall be provided in underground parkade.

### **Other:**

The site must be developed substantially in accordance with the site plan and elevations included in the report.