

Proposed Terms of Agreement for 831 5th Avenue North

A. Zoning District

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

B. Use of Land

The following uses are permitted in accordance with the site plan and elevations:

- Multiple unit dwelling – up to six units.

C. Development Standards

(a) Building

- i. Minimum building setbacks:
 - a) North – 1.5m;
 - b) South – 1.5m;
 - c) East – 6m;
 - d) West – 18.5m
- ii. Building height: maximum of 9.4m from grade to mid peak of roof; and
- iii. All other development standards shall conform to the relevant Sections of the Zoning Bylaw.

(b) Parking

- i. A minimum of eight parking stalls shall be provided in substantial accordance with the Site Plan;
- ii. Three long term Bicycle Parking spaces to be provided where indicated on the Site Plan; and
- iii. Two short term bike parking shall be located in the rear as shown on the site plan

(c) Landscaping

- i. Landscaping shall be substantially in accordance with the Landscaping Plan.

(d) Amenity Space

- i. A minimum of 27m² of amenity space shall be provided through balcony space located at the front of the building; and
- ii. Screening shall be provided on the north and south ends of all balcony spaces.