

440 – Rowhouse Residential Zone (RMR)

RMR

Intent: To enable Rowhouse development on Lots that are designated Urban 2 – Ground Oriented in the OCP.

440.1 Permitted Uses

Permitted Uses Table for RMR Zone	
Principal Uses	
.1	Rowhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

440.2 Site Specific Permitted Uses

n/a

440.3 Development Regulations (Lots with Rear Lane Access)

Development Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Maximum Setback (Front Lot Line)	a. Principal Building – 3.5 m
.4 Minimum Setbacks (from a municipal lane)	a. Principal Building – 12.0 m b. Accessory Building or Structure – 1.0 m
.5 Maximum Setback (from a municipal lane)	a. Accessory Building or Structure with a garage – 1.5m
.6 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m, except 0.0 m from an Interior Side Lot Line shared with an attached garage
.7 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.8 Minimum Setbacks (between Buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m b. Between Principal Building and Accessory Building or Structure with a garage – 4.5m
.9 Lot coverage (maximum)	a. 65%
.10 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less

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	b. Accessory Building or Structure – 4.5 m
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440.4 Development Regulations (Lots without Rear Lane Access)

Development Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II (Front-loaded)
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setback (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m for the garage b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Maximum Setback (Front Lot Line)	a. Principal Building 6.0 m
.4 Minimum Setback (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.7 Minimum Setbacks (between buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m
.8 Lot coverage (maximum)	a. 65%
.9 Height (maximum)	a. Principal Building – 11 m or three storeys, whichever is less b. Accessory Building or Structure – 4.5 m

440.5 Site Specific Development Regulations

n/a

440.6 Subdivision Regulations (Lots with Rear Lane Access)

Subdivision Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Lot size (minimum)	a. End Lot – 200 m ² b. Internal Lot – 150 m ² c. Corner Lot – 250 m ²
.2 Lot Width (minimum)	a. End Lot – 5.7 m b. Internal Lot – 4.5 m c. Corner Lot – 7.5 m
.3 Lot Depth	a. End Lot – 35.0 m

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(minimum)	b. Internal Lot – 35.0 m c. Corner Lot – 35.0 m
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440.7 Subdivision Regulations (Lots without Rear Lane Access)

Subdivision Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II
.4 Lot size (minimum)	d. End Lot – 200 m ² e. Internal Lot – 155 m ² f. Corner Lot – 250 m ²
.5 Lot Width (minimum)	a. End Lot – 6.7 m b. Internal Lot – 5.5 m c. Corner Lot – 8.5 m
.6 Lot Depth (minimum)	d. End Lot – 28.0 m e. Internal Lot – 28.0 m f. Corner Lot 28.0 m

440.8 Landscaping

- .1 Refer to section 140 for requirements pertaining to landscaping.

440.9 Off-Street Parking

- .1 Refer to section 150 for requirements pertaining to off-street parking.

440.10 Conditions of Use

- .1 No garage door(s) shall be provided on the Building Face(s) of the Principal Building fronting the Front Lot Line when the lot has access from the rear lane.
- .2 Rowhouse Lots without rear lane access are only permitted on Local roads as shown on Map 4 of the Official Community Plan.

436 – Multiplex Residential Zone (RMX)

RMX

Intent: The Multiplex Residential Zone establishes specific land use and development regulations for three and four unit Townhouse developments on existing urban lots in the Urban 2 – Ground Oriented Land Use Designation.

436.1 Permitted Uses

Permitted Uses Table for RMX Zone	
Principal Uses	
.1	Townhouse
Accessory Uses	
.2	Boarding
.3	Home Occupation – Level 1

436.2 Site Specific Permitted Uses

n/a

436.3 Development Regulations

Development Regulations Table for RMX Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5 b. Maximum of four Dwelling Units
.2 Minimum Setback (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m for a garage b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Minimum Setback (Rear Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.4 Minimum Setback (municipal lane)	a. Principal Building – 3.0 m, except 6.0 m for a garage b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building and Accessory Building or Structure – 1.8 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m for a garage b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.7 Minimum Setbacks (between buildings)	a. Between Principal Buildings on the same lot – 9.0 m, except i. 6.0 m where the front or rear elevation of a Principal Building faces a side elevation of a Principal

436 – Multiplex Residential Zone (RMX)

RMX

	Building ii. 2.0 m where side elevations of Principal Buildings are parallel b. Principal Building and Accessory Building or Structure – 1.5 m
.8 Lot coverage (maximum)	a. 55%
.9 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one Storey, whichever is less

436.4 Site Specific Development Regulations

n/a

436.5 Subdivision Regulations

n/a

436.6 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

436.7 Off-Street Parking

- .1 Refer to section 150 for requirements pertaining to off-street parking. Notwithstanding Section 150, visitor parking spaces are not required.

436.8 Conditions of Use

- .1 Each Dwelling Unit must be provided with access to on-site common or private outdoor amenity area consisting of at least 10.0 m² per Dwelling Unit located outside of the Interior Side Lot Line setback. The outdoor amenity area must:
- a. be located at ground level and not have slope greater than 5%
 - b. provide for greenery, recreational space, or other leisure activities normally carried out outdoors
- .2 A Principal Building with vehicle access from a Street is limited to a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage. Additionally, the maximum allowable driveway width is 4.0 m.
- .3 Building Face(s) of the Principal Building fronting a municipal lane shall have only garage doors on the ground level.

436 – Multiplex Residential Zone (RMX)

RMX

- .4 Where any Dwelling Unit in a Principal Building has a common wall that is not parallel to at least one Interior Side Lot Line, the minimum setback for the uppermost Storey of the entire building is 3.0 m from all Interior Side Lot Lines.

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387 – Coach House Residential Zone (RS-c)

RS-c

Intent: To accommodate Single Detached Dwellings and Coach Houses on urban Lots with municipal lane access in the Urban 3 – Infill and Urban 4 - Detached Land Use Designations

387.1 Permitted Uses

Permitted Uses Table for RS-c Zone	
Principal Uses	
.1	Residential Care
.2	Single Detached Dwelling
.3	Supportive Recovery
Accessory Uses	
.4	Boarding
.5	Coach House
.6	Home Occupation - Level 1

387.2 Site Specific Development Regulations

n/a

387.3 Development Regulations

Development Regulations Table for RS-c Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5, excluding the Floor Area of a Coach House
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 13.5 m b. Accessory Building or Structure – 1.0 m
.4 Maximum Setbacks (Rear Lot Line)	a. Accessory Building or Structure with Coach House – 1.5 m
.5 Minimum Setbacks (Interior Side Lot Line – Coach House side)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m c. Accessory Building or Structure with Coach House – 0.3 m, except 0.0 m where constructed on the Interior Side Lot Line
.6 Minimum Setbacks (Interior Side Lot Line – Parking side)	a. Principal Building – 1.2 m b. Accessory Building or Structure – 1.2 m c. Accessory Building or Structure with Coach House – 2.9 m
.7 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 3.0 m
.8 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure with Coach House – 6.0 m

387 – Coach House Residential Zone (RS-c)

RS-c

	b. Between Principal Building and Accessory Building or Structure – 1.5 m c. Between Accessory Building or Structure and Accessory Building or Structure with Coach House – 1.5 m
.9 Height (maximum)	a. Principal Building - 8.5 m or three Storeys, whichever is less b. Accessory Building or Structure - 4.5 m c. Accessory Building or Structure with Coach House – 6.5 m or 2 Storeys, whichever is less
.10 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade
.11 Lot Coverage (maximum)	a. 50%

387.4 Subdivision Regulations

Subdivision Regulations Table for RS-C Zone	
Column I	Column II
Lot Size (minimum)	a. Interior Lot – 300 m² b. Corner Lot – 350 m² c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Lot Width (minimum)	a. Interior Lot – 9.0 m b. Corner Lot – 11.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Front Lot Line length (minimum)	a. Interior Lot - 9.0 m b. Corner Lot – 11.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted
Rear Lot Line length (minimum)	e. Interior Lot - 9.0 m f. Corner Lot – 11.0 m g. Through Lot – Not permitted h. Panhandle Lot – Not permitted
Lot Depth (minimum)	a. Interior Lot – 31.0 m b. Corner Lot – 31.0 m c. Through Lot – Not permitted d. Panhandle Lot – Not permitted

387.5 Landscaping

- .1 Refer to Section 140 for requirements pertaining to landscaping.

387 – Coach House Residential Zone (RS-c)

RS-c

387.6 Off-Street Parking

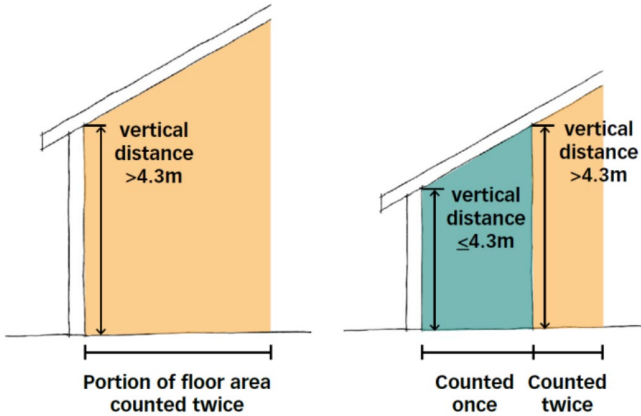
- .1 Refer to Section 150 for requirements pertaining to off-street parking.

387.7 Conditions of Use

- .1 A Coach House:
- a. be limited to one such Use per Lot;
 - b. be limited to a maximum Floor Area not greater than the total Floor Area of the detached garage, or 55 m², whichever is less, and for the purpose of calculation Floor Area shall exclude cantilevered portions up to a maximum length of 3.0 m and a maximum projection of 1.0 m;
 - c. be located on the same Lot as the Principal Building;
 - d. be located on a Lot other than a Panhandle or Through Lot;
 - e. not be on a Lot in a bare land strata (except where road infrastructure meets City bylaw standards);
 - f. not be located between the Principal Building and the Front Lot Line;
 - g. not be permitted where there is a Residential Care Use, Supportive Recovery Use or Boarding Use on the Lot;
 - h. be permitted where all the vehicular access for the required off street parking for Principal and Accessory Uses is provided off the municipal lane.
- .3 In the case of a Coach House constructed on the Interior Side Lot Line – Coach House side, the Coach House shall be simultaneously designed and constructed in conjunction with a second Coach House located on the Interior Side Lot Line – Coach House side of an adjacent Lot utilizing a party wall agreement.
- .4 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:
- a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;
 - b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;
 - i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and
 - c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the storey immediately below, except for permitted projections into Setbacks as specified in Section 140; and
 - d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.

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(RS-c)

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