

Amnd#1763

7.5 RM-3 ZONE - MEDIUM DENSITY (3 storey) RESIDENTIAL

(a) Permitted Uses:

The following uses and no others are permitted in the RM-3 zone:

- (1) single family residential dwelling unit;
- (2) two family residential dwelling unit;
- (3) townhouse;
- (4) apartment;
- (5) horticulture;
- (6) home occupation, bed and breakfast accommodation and /or day care/nursery accessory to a use permitted in 7.5(a) (1) or (2) above.

(b) Conditions of Use:

For any parcel in the RM-3 zone:

- (1) the parcel coverage shall not exceed 40% for all buildings and structures;
- (2) (i) notwithstanding the provisions of Section 7.5(b) (1), the parcel coverage shall not exceed 50 percent for all buildings and structures on a parcel where all required off-street parking is provided by means of underground or roof-top parking;
- (ii) notwithstanding the provisions of Section 7.5(b) (1) and (2) (i), where a part of the parking requirement is within the principal building, the allowed parcel coverage may increase by not more than the ratio that the enclosed spaces bears to the total parking requirement, but the gross parcel coverage shall not exceed 50%.
- (3) the height of any principal building shall not exceed the lesser of 12.0 metres or three habitable stories;
- (4) the height of any accessory building shall not exceed 4.0 metres;
- (5) the minimum setbacks for the types of parcel lines set out in Column 1 of this section are set out for all buildings and structures in Columns II, III and IV;

COLUMN I Type of Parcel Line	COLUMN II Single and Two Family Residential Dwelling Use	COLUMN III Townhouse and Apartment Use	COLUMN IV Accessory Residential Use
Front	7.5 metres	7.5 metres	17.5 metres
Side (Interior)	1.5 metres	3.0 metres	0.5 metres
Side (Exterior)	4.5 metres	6.0 metres	4.5 metres
Rear	7.5 metres	7.5 metres	0.5 metres

6. The minimum gross floor area for the type of residential dwelling unit as set out in Column I of this section shall be as set out in Column II:

COLUMN I Dwelling Type	COLUMN II Minimum Gross Floor Area Per Dwelling
Single Family Dwelling	85 sq.m.
Two Family Dwelling	60 sq.m.
Apartment - bachelor unit	33 sq.m.
Apartment - one bedroom	50 sq.m.
Apartment - two bedroom	65 sq.m.
Apartment - three bedroom	85 sq.m.

(c) Density:

For any parcel in the RM-3 zone, the maximum density of dwelling units for the type of residential dwelling unit as set out in Column I of this section shall be as set out in Column II:

Column I Dwelling Type	Column II Maximum Density of Dwelling Units Per Hectare
Townhouse	40
Apartment	100

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7.6 RM-4 ZONE - MEDIUM DENSITY (4 Storey) MULTI-FAMILY RESIDENTIAL

(a) Permitted Uses:

The following uses and no others are permitted in the RM-4 zone:

- (1) Single-family residential dwelling unit;
- (2) Two-family residential dwelling unit;
- (3) Townhouse;
- (4) Apartment;
- (5) Horticulture; and
- (6) Home occupation, bed and breakfast accommodation and/or day care/nursery accessory to a use permitted in 7.6 (a) (1) or (2) above.

(b) Conditions of Use:

For any parcel in the RM-4 zone:

- (1) the parcel coverage shall not exceed 40% for all buildings and structures;
- (2) (i) Notwithstanding the provisions of section 7.6 (b) (1), the parcel coverage shall not exceed 50 percent for all buildings and structures on a parcel where all required off-street parking is provided by means of underground or roof-top parking;
 - (ii) Notwithstanding the provisions of Section 7.6 (b) (1) and (2) (i), where a part of the parking requirement is within the principal building, the allowed parcel coverage may increase by not more than the ratio that the enclosed spaces bears to the total parking requirement, but the gross parcel coverage shall not exceed 50%.
- (3) The height of any principal building shall not exceed the lesser of 13.5m or four habitable storeys.
- (4) The height of any accessory building shall not exceed 4.0 metres;
- (5) The minimum setbacks for the types of parcel lines set out in Column 1 of this section are set out for all buildings and structures in columns II, III and IV;

COLUMN I Type of Parcel Line	COLUMN II Single and Two Family Residential Dwelling Use	COLUMN III Townhouse and Apartment Use	COLUMN IV Accessory Residential Use
Front	7.5 metres	7.5 metres	17.5 metres
Side (Interior)	1.5 metres	3.0 metres	0.5 metres
Side (Exterior)	4.5 metres	6.0 metres	4.5 metres
Rear	7.5 metres	7.5 metres	0.5 metres

- (6) The minimum gross floor area for the type of residential dwelling unit as set out in Column I of this section shall be as set out in column II:

COLUMN I Dwelling Type	COLUMN II Minimum Gross Floor Area Per Dwelling
Single Family Dwelling	85 sq.m.
Two Family Dwelling	60 sq.m.
Apartment - bachelor unit	33 sq.m.
Apartment - one bedroom	50 sq.m.
Apartment - two bedroom	65 sq.m.
Apartment - three bedroom	85 sq.m.

- (c) Density:

For any parcel in the RM-4 zone, the maximum density of dwelling units for the type of residential dwelling unit as set out in Column I of this section shall be as set out in Column II:

COLUMN I Dwelling Type	COLUMN II Maximum Density of Dwelling Units Per Hectare
Townhouse	40
Apartment	100

	space equal to four spaces per bay	
Church/Chapel (excluding any auditorium or hall)	1 space per 4 seats	0 spaces
College/University	1 space per employee plus 1 space per 5 students	1 space for each 3,000 square metres of gross floor area or a fraction thereof
Drycleaning	2 parking spaces plus 1 parking space per 46 square metres	The same as for "Warehouse Use"
Dwelling Units (where a building contains two or less dwelling units)	2 spaces per dwelling unit plus 1 space for each boarder or lodger	0 spaces
<i>1.2 stalls per suite</i> Dwelling Units (where a building contains three or more dwelling units)	<i>1.2 see Amend. Bylaw #1303, 1996</i> 1.5 spaces per dwelling unit	0 spaces
Funeral Home	1 space per 4 seats	1 space
Home Occupation	1 space per non-resident employee plus required dwelling unit parking	
Hospital (private or for other health care uses)	1 space per 3 beds	1 space for passenger unloading for every 40 beds or a fraction thereof
Hospital (public)	1 space per 2 employees and one space for every 5 beds	1 space for passenger unloading for every 40 beds or a fraction thereof
Laboratories, medical, dental, veterinary clinics & offices used for medical dental services	<i>see Amend. By #1304, 1996</i> 5 parking spaces per doctor and other professional personnel 1 parking space per every 30 m ² of gross floor area	1 space
Laundromat	1 parking space per 3 washing machines	1 space
Manufacturing	1 space for every 100 square metres of gross floor area	The same as for "Warehouse Use"
Motel/Hotel	1.1 spaces per sleeping unit	1 bus passenger unloading space plus 1 loading space for each 900 square metres of gross floor area greater than 700 square metres area a maximum of 4 spaces

Motor Vehicle Repair Facility	1 space per 2 employees plus 2 spaces per service bay	1 space
Neighbourhood Pub	1 space per 3 seats	1 space for every 20 square metres of gross floor area or fraction thereof
Nursery (commercial plant)	1 parking space per 15 square metres gross floor area of retail sales building plus one per 465 square metres of outside display	The same as for "Warehouse Use"
Office	1 space per 35 square metres of gross floor area	1 space
Post Office	4 spaces or 1 space per 2 employees (whichever is greater)	1 space
Recreation use (commercial and public)	1 space per 10.0 square metres of gross floor area or 1 space for each 3 seats whichever is greater	1 space for each 3,000 square metres of gross floor area or a fraction thereof
Restaurant (drive-in or drive-through only)	10 spaces	1 space
Restaurant (with accessory drive-in or drive-through service)	1 space per 3 seats plus 3 spaces	1 space
School (Junior and Senior Secondary)	1 space per employee plus 1 space per 10 students	One passenger loading space for every four classrooms or a fraction thereof plus one loading space for every 3,000 square metres of gross floor area or a fraction thereof
School (Kindergarten and Elementary)	1 space per employee plus 1 space per classroom	1 passenger loading space for every 4 classrooms or a fraction thereof plus one loading space for every 3,000 square metres of gross floor area or a fraction thereof.
Senior Citizens' Residences	0.35 spaces per senior citizens' unit plus 1 space each for manager and other operational units	1 space
Shopping Centre (community)	5.5 spaces per 100 square metres gross leasable area	The same as for "Neighbourhood Shopping Centre"