

7.6 R3 – LOW TO MEDIUM DENSITY MULTIPLE RESIDENTIAL

7.6.1. Purpose

To provide for a mix of low density and medium density dwelling types, either on a planned site or street-oriented basis.

7.6.2. Permitted Uses and Discretionary Uses

Permitted Uses

Dwelling, multiple
Dwelling, semi-detached
Dwelling, townhouse
Group home, minor
Home business, minor*

Discretionary Uses

Boarding and lodging house
Dwelling, single
Home business, intermediate*
Residential sales centre*
Temporary shelter service

Refer to Part 6, Specific Use Regulations, for additional regulations pertaining to uses containing an asterisk (*)

7.6.3. Fundamental Use Criteria

- a) Uses that are accessory to the principal dwelling shall provide all required parking on-site.
- b) The maximum number of dwelling units within a multiple dwelling or a townhouse dwelling shall be six (6).

7.6.4. Subdivision Regulations

- a) The maximum density shall be 37.0 units/ha.
- b) Despite Section 7.6.4 a), within the Urban Service Area the maximum density may be increased in accordance with an Area Structure Plan or Area Structure Plan amendment approved after January 1, 2014.
- c) The minimum lot width for a townhouse dwelling unit shall be:
 - i) ~~6.0~~ 5.4 m for an internal unit, or
 - ii) ~~7.2~~ 6.6 m for an end unit, or
 - iii) ~~9.1~~ 8.4 m for a corner lot.
- d) The lot width regulations of Section 7.4.4 (R2A Zoning District) should apply to all semi-detached dwellings.
- e) The lot width regulations of Section 7.3.4 (R1C Zoning District) should apply to all single dwellings.
- f) The minimum lot depth for all listed dwelling types shall be 33.0 m.

7.6.5. Development Regulations – Townhouse Dwellings

- a) The maximum height shall be 10.0 m.
- b) Despite Section 7.6.5 a) for a lot within the Urban Service Area where an Area Structure Plan or Area Structure Plan amendment was approved after January 1, 2014, the maximum height shall be 10.5 m.
- c) Where the vehicle door of an attached garage faces a lane or road, the minimum setback from a lot line shall be 6.0 m.
- d) The minimum setback from the front lot line shall be 6.0 m, or 4.5 m where the only vehicular access is from a rear lane.
- e) For a side lot line:
 - i) The minimum setback from a side lot line shall be 1.2 m.
 - ii) The minimum setback from a side lot line that abuts a flanking road shall be 3.0 m.

- iii) The minimum setback from a side lot line that abuts a multiple residential, commercial, or industrial Zoning District shall be 3.0 m.
 - iv) The minimum setback from one side lot line shall be 3.0 m where there is not direct vehicular access to the rear yard or to an attached garage.
 - f) Where a common wall of a dwelling unit is located on a shared lot line, the setback shall be 0.0 m.
 - g) The minimum setback from the rear lot line shall be 7.5 m.
- 7.6.6. **Development Regulations – Semi-detached Dwellings**
- a) The development regulations of Section 7.4 (R2A Zoning District) should apply to all semi-detached dwellings.
- 7.6.7. **Development Regulations – Single Dwellings**
- a) The development regulations of Section 7.3 (R1C Zoning District) should apply to all single dwellings.
- 7.6.8. **Development Regulations – Accessory Buildings and Accessory Structures**
- a) The maximum height shall be 4.5 m.
 - b) The minimum setback from the front lot line shall be 18.0 m.
 - c) The minimum setback from a side lot line shall be 1.0 m or 3.0 m from a side lot line that abuts a flanking road.
 - d) The minimum setback from the rear lot line shall be 1.0 m.
 - e) Detached garages shall match or compliment the principal dwelling with respect to colour, style and materials.
 - f) The following additional regulations shall apply to detached garages within this district that are accessed from a rear lane:
 - i) A maximum of one garage per lot shall be allowed.
 - ii) The overhead door(s) of a detached garage shall face the lane.
 - iii) The minimum setback from a side lot line shall be 0.6 m or 3.0 m from a side lot line that abuts a flanking road.
 - iv) Despite 7.6.8. f) iii), where a detached garage shares a common wall with a detached garage on an adjacent lot, the setback from the shared lot line shall be 0.0 m.
 - v) Despite 7.6.8. d), the minimum setback from a rear lot line shall be 2.6 m.
 - vi) The maximum ground floor area for a detached garage shall be 41 m².
 - g) The maximum combined ground floor area for all accessory buildings shall be 52 m².
- 7.6.9. **Development Regulations – Site Coverage**
- a) The maximum site coverage for all buildings shall be 55% for an interior lot, or 50% for a corner lot.
- 7.6.10. **Other Regulations**
- a) In addition to the regulations listed above, permitted and discretionary uses are subject to the applicable regulations, provisions and requirements contained within the other Parts of this Bylaw.