

### Section 8.33. Medium Density Residential (R3A) Land Use District

(1) **Application**

This section applies to the District designated as Medium Density Residential (R3A) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Medium Density Residential (R3A) Land Use District is to provide an area for housing compatible with the medium density residential nature of the District. **(BL2/2018)**

(3) **Permitted Land Uses**

The following are permitted uses:

- (a) apartment building; and
- (b) townhousing.

(4) **Discretionary Land Uses**

- (a) day care facility;  
~~family day home;~~ **(BL2/2018)**
- (b) home occupation;
- (c) long term care housing;
- (d) public utility building;
- (e) raffle home;
- (f) residential sales centre;
- (g) show home;
- (h) supportive housing; and  
~~wall mural; and~~ **(BL2/2018)**
- (i) accessory developments to any use listed in subsections (3) and (4).

(5) **Lot Area**

The minimum lot area is 0.075 ha excluding street-oriented townhousing. **(BL2/2018)**

(6) **Frontage**

The minimum lot frontage is 25 m. **(BL2/2018)**

## Section 8.33. Medium Density Residential (R3A) Land Use District

### (7) Site Density

- (a) The minimum site density for the site is 40 dwelling units per ha and cannot exceed a maximum of 94 dwelling units per ha. **(BL28/2010, BL2/2018)**
- (b) For the purpose of calculating the site area, 27.5 sq. m may be added to the lot area for every parking stall which is constructed underground or under a dwelling at finished grade if the Development Officer considers this to be appropriate given site constraints. **(BL2/2018)**

### (8) Site Density Bonus (BL2/2018)

- (a) Notwithstanding clause (7), the maximum site density may be increased up to 125 dwelling units per ha if, in the opinion of the Development Officer, given site constraints, the following criteria related to higher quality site design, energy efficiency, sustainable building features or aesthetics are provided:
  - (i) a minimum of 75% of required parking stalls are provided underground, or within a parkade structure integrated within the building including high quality exterior finishing that matches or complements the principal building exterior, where site design permits; and
  - (ii) a minimum of 1.5 sq. m of indoor or outdoor common amenity area per dwelling unit is provided, not located in any required setback, and aggregated into areas of not less than 30 sq. m in addition to private amenity area requirements; and
  - (iii) at least two of the following site improvements:
    - (A) wider sidewalks or walkways internal to the site, together with street furniture to the satisfaction of the Development Officer;
    - (B) enhanced landscaping;
    - (C) landscaping that is drought tolerant, reducing the need for irrigation;
    - (D) green building products or technologies that reduce the carbon footprint, or increase energy efficiency; or
    - (E) an outdoor common amenity area of not less than 90 sq. m for building residents.

### (9) Landscaping

- (a) In addition to the requirements of Section 6.14, the Development Officer may require additional landscaping or fencing between;

### Section 8.33. Medium Density Residential (R3A) Land Use District

- (i) the exterior wall of any habitable room and the closest edge of an on-site roadway or parking space; and **(BL2/2018)**
- (ii) the property line and the closest edge of an on-site roadway or parking space.
- (b) A development located adjacent to a major ~~arterial~~ roadway listed in Schedule B, must have a berm and fencing to the satisfaction of the Development Officer.
- (c) For the berm under clause (b), planting requirements shall be determined by the Development Officer taking into consideration site characteristics and this Bylaw.

#### (10) Lot Coverage **(BL2/2018)**

- (a) For the maximum lot coverage for street-oriented townhousing, refer to Section 8.29.
- (b) The maximum lot coverage for any other development shall be determined by the Development Officer after taking into account site density, accessory buildings, and site constraints.

#### (11) Building Height

The maximum building height of a principal building is 15 m. **(BL2/2018)**

#### (12) Building Setbacks

- (a) For the minimum building setback for townhousing, refer to Section 8.29.
- (b) The minimum front yard building setback is 6 m.
- (c) The minimum side yard building setback is 3 m plus an additional 1 m for each m or portion thereof in height that the building exceeds 9 m from finished grade to a maximum side yard setback of 6 m. **(BL2/2018, BL 22/2020)**
- (d) If a lot is not serviced by a rear access lane, at least 1 side yard must have a minimum building setback of 3.5 m to provide unobstructed vehicle access to the rear yard.
- (e) The minimum rear yard building setback is 7.5 m. **(BL2/2018)**
- (f) Notwithstanding the requirements of Section 8.2, the minimum building setback for an accessory building is 3 m. **(BL2/2018)**
- (g) A public utility building must have a minimum setback from any property line as determined by the Development Officer. **(BL2/2018)**
- (h) Unless otherwise specified in this Bylaw, a discretionary use listed in subsection (4) must be set back from any property line as required by the Development Officer. **(BL2/2018)**

### **Section 8.33. Medium Density Residential (R3A) Land Use District**

- (i) For an underground parking structure below finished grade, a lessor building setback may be permitted if the Development Officer considers this to be appropriate given site constraints. **(BL2/2018)**

**(13) Location of Buildings**

- (a) For the minimum separation distances for apartment buildings, refer to Section 8.6. **(BL2/2018)**
- (b) For the minimum separation distances for townhousing, refer to Section 8.29. **(BL2/2018)**

**(14) Attached Garage or Carport (BL2/2018)**

An attached garage or carport must comply with the building setback and separation distance requirements that apply to a principal building.

**(15) Townhousing Parking and Vehicular Access (BL2/2018)**

- (a) Driveways and vehicular access for townhousing development shall only be provided from lane or common internal roadway.
- (b) Surface parking must not encroach into any required front yard setback.

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