

Section 8.32. Medium Density Residential (R3) Land Use District

(1) **Application**

This section applies to the District designated as Medium Density Residential (R3) on the Land Use District Map, Schedule A, of this Bylaw.

(2) **Purpose**

The purpose of the Medium Density Residential (R3) 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 is a permitted use:

- (a) townhousing.

(4) **Discretionary Land Uses**

The following are discretionary uses:

- (a) apartment building with up to 8 units;
- (b) day care facility;
~~family day home~~; **(BL2/2018)**
- (c) home occupation;
- (d) long-term care housing;
- (e) public utility building;
- (f) raffle home;
- (g) residential sales centre;
- (h) semi-detached housing on lands districted R3, as shown on Schedule D;
(BL 21/2009)
- (i) show home;
- (j) supportive housing; and
~~wall mural~~ **(BL2/2018)**
- (k) 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)**

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(6) **Lot Frontage**

The minimum lot frontage is 25 m from a townhousing or apartment development on a single titled parcel, excluding street-oriented townhousing. **(BL2/2018)**

(7) **Lot Width** (BL2/2018)

For the minimum lot width for street-oriented townhousing, refer to Section 8.29.

(8) **Site Density**

- (a) The minimum site density for the site is 35 dwelling units per ha., and cannot exceed a maximum of 42 dwelling units per ha. **(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)**

(9) **Site Density Bonus** (BL2/2018)

- (a) Notwithstanding clause (8), the maximum site density may be increased up to 54 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) for every 6 required parking stalls that are constructed underground, or under a dwelling at finished grade, the maximum site density may be increased by 1 dwelling unit up to a maximum of 54 dwelling units per ha; and
 - (ii) 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.

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(10) Landscaping

- (a) In addition to the requirements under Section 6.14, the Development Officer may require additional landscaping or fencing between:
 - (i) the exterior wall of any habitable room and the closest edge of an on-site roadway or parking space; and
 - (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.

(11) Lot Coverage

- (a) For the maximum lot coverage for street-oriented townhousing, refer to Section 8.29. **(BL2/2018)**
- (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. **(BL2/2018)**

(12) Building Height

The maximum building height of a principal building is 13 m. **(BL2/2018)**

(13) Building Setbacks

- (a) For the minimum building setback for townhousing, refer to Section 8.29. **(BL2/2018)**
- (b) An apartment building must have a minimum building setback as follows:

Yard	Setback
(i) Front	6 m
(ii) Side	1.8 m, unless it is the street side of a corner lot in which case it must be 4 m if there is a garage or 6 m if there is no garage. On a two-storey building, the second storey shall have a minimum 2 m setback.
(iii) Rear	7.5 m (BL2/2018)

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- (c) A public utility building must have a minimum setback from any property line as determined by the Development Officer.
- (d) 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.
- (e) 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)**

(14) **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)**

(15) **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.

(16) **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.

(17) **Dwelling, Semi-Detached**

A dwelling, semi-detached shall comply with the following requirements for a development in the R2 District: **(BL2/2018)**

- (a) floor area;
~~lot area;~~ **(BL2/2018)**
~~lot width;~~ **(BL2/2018)**
~~lot width — pie shaped lot;~~ **(BL2/2018)**
~~lot depth;~~ **(BL2/2018)**
- (b) lot coverage;
- (c) building height; and
- (d) all setbacks.

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