

RM3 – HIGH DENSITY MULTI-RESIDENTIAL

5.16 The purpose of this zone is to provide for higher density multiple *family* residential development.

5.16.1 Permitted UsesPrincipal Uses

Boarding and lodging
 Community care facility
 Multi-residential dwellings
 Single detached dwelling
 Semi-detached dwelling

Accessory Uses

Home occupation

5.16.2 Site Development RegulationsMinimum *Lot Area*

Multi-residential dwelling 1,120 m² (12,056 ft²)

Minimum *Frontage*

Multi-residential dwelling 30 m 98.4 ft

Maximum *Coverage*

50%

Minimum *Setbacks*:

Front yard 6 m (19.7 ft)

Rear yard 9 m (29.5 ft)

Side yard 5 m (16.4 ft)

Maximum *Floor Area Ratio*

1.2

Maximum Height, *Principal Building*

14 m (45.9 ft)

5.16.3 Conditions of Use

- (a) Groups of single and semi-detached or multi-residential dwellings are permitted, as an exception to Section 6.1 of this Bylaw.
- (b) Site development for single and semi-detached dwellings must be in accordance with R2 zone regulations provided in Sections 5.12.2 and 5.12.3.

5.16.4 Site Specific Uses

The following *uses* shall be permitted on a site-specific basis:

<u>Principal Use</u>	<u>Site Address</u>	<u>Site Legal Description</u>
<u>Accessory Uses:</u> Hostel Restaurant Pub Assembly	4815 Argyle Street	Lot 7, Block 41, District Lot 1, Alberni District, Plan 197B (PID: 009-251-162) and Parcel A, Block 41, Plan VIP197B, Alberni Land District (Being a consolidation of Lots 8 & 9, See FB348042)
'Maximum Height, Principal Building' = 18 m (59 ft); and	4202 and 4238 8th Avenue	4202 8th Avenue – Lot 10, District Lot 1, Alberni District, Plan VIP18042; and

<i>'Maximum Number of Building Storeys'</i> = 5		<i>4238 8th Avenue – Lot 11, District Lot 1, Alberni District, Plan VIP18042</i>
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