

RM1 – LOW DENSITY MULTIPLE FAMILY RESIDENTIAL

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

5.14.1 Permitted usesPrincipal Uses*Boarding and lodging**Community care facility**Multiple family dwelling**Single family dwelling**Two family dwelling*Accessory Uses*Home occupation*5.14.2 Site Development Regulations

Minimum Lot Area

<i>Single family dwelling</i>	500 m ²	(5,382 ft ²)
<i>Two family dwelling</i>	700 m ²	(7,535 ft ²)
Four (4) <i>dwelling</i> units or less	900 m ²	(9,688 ft ²)
Over four (4) <i>dwelling</i> units	1,000 m ²	(10,764 ft ²)

Minimum Frontage

<i>Single family dwelling</i>	15 m	49.2 ft
<i>Two family dwelling</i>	20 m	65.6 ft
Four (4) <i>dwelling</i> units or less	25 m	82.0 ft
Over four (4) <i>dwelling</i> units	30 m	98.4 ft

Maximum Coverage

40%

Minimum Setbacks:

<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)

Maximum Floor Area Ratio

0.5

Maximum Height, Principal *Building*

10 m (32.8 ft)

Maximum Number of Principal *Building Storeys*

2.5

5.14.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.14.2, *useable open space* shall be provided on the *lot* of not less than 45 m² (484.4 ft²) for each *dwelling* unit containing 3 or more bedrooms, and not less than 28 m² (301.4 ft²) for each *dwelling* unit of smaller size.
- (b) *Density bonusing* is available as follows:
- (i) Where a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the permitted maximum *floor area ratio* of the *building* may be increased by a maximum of 0.1; and

- (ii) Where a minimum of ten percent (10%) of the *dwelling* units are designated as affordable, as specified in a *Housing Agreement* and where the owners enter into a *Housing Agreement* with the City, and where this Agreement is filed with the Land Title Office, the permitted maximum *floor area ratio* of the principal *building* may be increased by a maximum of 0.1; and
- (iii) Where both (i) and (ii) are undertaken, the maximum permitted *lot coverage* may be increased by 5%.
- (c) The principal access to each *dwelling* unit shall be from an outdoor area.
- (d) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (e) *Home occupation* as a permitted *use* is restricted to *office* space for a business which is lawfully carried on at another location.
- (f) Site development for single *family* and two *family* dwellings must be in accordance with the R2 *zone* regulations provided in Sections 5.12.2 and 5.12.3.