

**RM2 – MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL**

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

5.15.1 Permitted usesPrincipal Uses

*Boarding and lodging*  
*Community care facility*  
 Multiple *family* dwellings  
 Single *family* dwelling  
 Two *family* dwelling

Accessory Uses

*Home occupation*

5.15.2 Site Development Regulations

Minimum <i>Lot Area</i>	840 m <sup>2</sup>	(9,043 ft <sup>2</sup> )
Minimum <i>Frontage</i>	25 m	(82.0 ft)
Maximum <i>Coverage</i>	50%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	6 m	(19.7 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	5 m	(16.4 ft)
Maximum <i>Floor Area Ratio</i>	0.8	
Maximum Height, Principal <i>Building</i>	12.5 m	(41.0 ft)
Maximum Number of Principal <i>Building Storeys</i>	3	

5.15.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.15.2, *useable open space* shall be provided on the *lot* of not less than 45 m<sup>2</sup> (484.4 ft<sup>2</sup>) for each *dwelling* unit containing 3 or more bedrooms, and not less than 18 m<sup>2</sup> (193.3 ft<sup>2</sup>) for each *dwelling* unit of smaller size.
- (b) Groups of single and two *family* or multiple *family* dwellings are permitted, as an exception to Section 6.1 of this bylaw.
- (c) *Density bonusing* may be utilized as follows:
  - (i) Where greater than seventy-five (75%) of the required off-*street* parking is provided *underground* or enclosed underneath the principal *building*, the maximum *floor area ratio* may be increased by 0.1, and
  - (ii) Where elevators are provided and a minimum of ten percent (10%) of the *dwelling* units are designed as *accessible*, the maximum permitted *floor area ratio* may be increased by a maximum of 0.1; and
  - (iii) 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.

- (iv) Notwithstanding (i), (ii), and (iii) above, the total increase to the maximum permitted *floor area ratio* deriving from *density bonusing* may not exceed 0.25.
- (e) In multi-*family* residential zones, *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.