

8.1.6. Medium Density Residential (R-3) District

1.0 Purpose

The purpose of this District is to provide for residential development, predominantly in the form of **medium density**, ground oriented, multiple dwelling developments with the possibility of low densities for apartments.

2.0 Permitted and Discretionary Uses

2.1. Permitted Uses

- Duplex – side-by-side *
 - Duplex – stacked *
 - Ground-oriented multiple unit dwelling
 - Home office
 - Public park
- Buildings and uses accessory to permitted uses

2.2. Discretionary Uses

- Apartment
 - Boarding and lodging house
 - Group care facility
 - Group home
 - Home occupation – major & minor
 - Public utility (no office or workshop)
 - Show home
 - Supportive housing
- Buildings and uses accessory to discretionary uses

In this Section 8.1.5, “*” means: where part of a comprehensive site planning development in combination with ground-oriented multiple unit dwellings of a similar and compatible style.

3.0 Subdivision Regulations

Minimum site area	760.0 m ² (8,180.6 sq. ft.)
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4.0 Development Regulations

Maximum site coverage	40%
Maximum density	54.0 dwelling units per hectare (21.9 du/ac.)
Minimum required front yard setback	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less than 7.6 m (24.9 ft.); or 3.0 m (9.8 ft.) where no front attached garages or parking spaces in the front yard are provided.
Minimum required side yard setback	2.3 m (7.6 ft.); or As required per Section 3.8 for corner sites.
Minimum required rear yard setback	At the discretion of the Development Authority, having regard for the amenities of the neighbourhood in which the site is located; but no less than 7.6 m (24.9 ft.)
Maximum building height	14.0 m (46.0 ft.) or 4 storeys, whichever is lesser

Bylaw 2/2014

Minimum floor area, per dwelling unit	Ground-oriented multiple unit dwellings – 51.1 m ² (550.0 sq. ft.) Apartments and Supportive housing – 41.8 m ² (450.0 sq. ft.) Other uses – at the discretion of the Development Authority
Minimum landscaping	35% of site area
Amenity Areas	Where more than two (2) dwelling units are to be provided, amenity areas shall be provided in accordance with Section 3.11

5.0 Additional Regulations

- 5.1. For the lands legally described as Lots 4 through 9 inclusive, Block B, Plan 112 3609, located south of 101 Avenue between 101 and 102 Street:
- i. The Development Authority shall, in reviewing an application for a development permit, pay particular attention to Section 3.6 – Architectural Standards; specifically the provisions of Section 8.4.3.5.8 shall also apply for the purposes of this Subsection to the lands noted herein.

Bylaw 15/2014

- 5.2. deleted

8.1.7. Medium/High Density Residential (R-4) District

1.0 Purpose

The primary purpose of this District is to provide for residential development in the form of **high-density dwelling developments**, with the possibility of incorporating minor, mixed-use convenience types of retailing to serve the occupants of the development and the immediate neighbourhood.

2.0 Permitted and Discretionary Uses

2.1. Permitted Uses

- Apartment
 - Home office
 - Public park
 - Supportive housing
- Buildings and uses accessory to permitted uses

2.2. Discretionary Uses

- Boarding and lodging house
 - Ground-oriented multiple unit dwelling
 - Group care facility
 - Group home
 - Home occupation – Major & Minor
 - Public utility (no office or workshop)
 - Retail store – Convenience
 - Show home
- Buildings and uses accessory to discretionary uses

3.0 Subdivision Regulations

Minimum site area	815.0 m ² (8,772.6 sq. ft.)
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4.0 Development Regulations

Maximum site coverage	40%
Maximum density	125 dwelling units per hectare (50.6 du/ac.), except that where a convenience retail store is developed within an apartment or another residential development, the maximum number of dwelling units on a site shall be reduced by one (1) for each convenience retail store
Maximum floor area ratio	1.2
Maximum building height	18.0 m (59.0 ft.) or 5 storeys, whichever is lesser
Minimum required front yard setback	1 and 2 storey buildings – 7.6 m (24.9 ft.) 3 storey buildings – 9.1 m (30.0 ft.) 4 or more storey buildings – 10.67 m (35.0 ft.)
Minimum required side yard setback	One-half (½) building height or 4.5 m (14.8 ft.), whichever is greater; or As required per Section 3.8 for corner sites.
Minimum required rear yard setback	7.6 m (24.9 ft.)
Minimum floor area, per dwelling unit	Dwelling unit – 37.2 m ² (400.0 sq. ft.)

	Other uses – at the discretion of the Development Authority
Minimum landscaping	35% of site area
Amenity Areas	Where more than two (2) dwelling units are to be provided, amenity areas shall be provided in accordance with Section 3.11

- 4.1. Notwithstanding the above, the minimum required yard may be reduced at the sole discretion of the Development Authority, who shall have regard for the amenities of the neighbourhood in which the site is located, the type and scale of the development proposed, the dimensions of the site, and the District and/or type of development on adjacent sites.