

9.5. Multiple Unit Residential (apartment) (RM.2)

9.5.1. Purpose

To provide for multiple residential uses as well as other complementary uses suitable to a medium density residential setting.

9.5.2. The following uses and no other are permitted in this zone:

- (a) Principal Uses
 - (i) Apartment Housing
 - (ii) Duplex Housing
 - (iii) Congregate Housing
 - (iv) Group Homes, Major
 - (v) Townhouses

- (b) Accessory Uses
 - (i) Accessory Buildings or Structures
 - (ii) Care Facilities, Major
 - (iii) Care Facilities, Minor
 - (iv) Home Occupations

9.5.3. Lot Size, Lot Coverage, Density, Building Height and Coverage

| RM.2: Multiple Unit Residential (apartment) | | |
|--|---|---|
| Lot Size | | |
| (a) | Lot size, minimum for each dwelling unit: Duplex Housing, Townhouse or Apartment, minimum | 300 m ² |
| (b) | Lot frontage, minimum | 18m |
| Lot Density | | |
| (c) | Any combination of Duplex Housing, Townhouse or Apartment provided that all other requirements of this bylaw are met: | 55 units per ha, maximum gross density |
| (d) | Accessory buildings and structures, maximum per Duplex, or Townhouse unit | 1 |
| Lot Coverage | | |
| (e) | Lot Coverage, building and structures maximum | 50% |
| (f) | Lot Coverage, buildings and structures plus impermeable surfaces, maximum | 60% |
| Building Size | | |
| (g) | Duplex or Townhouse buildings, maximum height | 9 m or 2 storeys, whichever is the lesser |
| (h) | Duplex or Townhouse buildings, minimum floor area per dwelling unit | 60 m ² |

| | | |
|---|--|--|
| (i) | Apartment or Congregate Care, maximum height | 12 m or 3 storeys, whichever is the lesser |
| (j) | Apartment or Congregate Care, minimum floor area per dwelling unit | 55 m ² for 3 bedroom dwelling units or more; 45 m ² for 2 bedroom dwelling units; 40 m ² for 1 bedroom dwelling units; 27 m ² for bachelor or senior citizen dwelling units |
| (k) | Accessory Buildings and Structures, maximum height | 5 m |
| Siting of Principal Buildings | | |
| (l) | Front Lot Line Setback, minimum: Duplex, or Townhouse Apartment, or Congregate Care | 5 m, except that the minimum setback for attached garages shall be 6 m 8 m |
| (m) | Rear Lot Line Setback, minimum: Duplex, or Townhouse Apartment, or Congregate Care | 5 m 8 m |
| (n) | Exterior Side Lot Line Setback, minimum | 6 m |
| (o) | Interior Side Lot Line Setback, minimum | 6 m, except that Duplex Housing or Townhouse units shall be allowed to straddle a property line provided that the common wall is coincident with the property line |
| Siting of Accessory Buildings and Structures | | |
| (p) | Front Lot Line Setback, minimum | 6 m |
| (q) | Rear Lot Line Setback, minimum | 1.5 m |
| (r) | Exterior Side Lot Line Setback, minimum | 6 m |
| (s) | Interior Side Lot Line Setback, minimum | 1.5 m |
| | In addition to items (p) to (s) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure | |

9.5.4. Conditions of Use

(a) For Apartment or Townhouse units, amenity space shall be provided as follows:

| Unit Size | Private Amenity Space | Public Amenity Space |
|----------------------|-----------------------|----------------------|
| Bachelor | 6.0 m ² | 25 m ² |
| One Bedroom | 10 m ² | 25 m ² |
| Two Bedrooms or more | 15 m ² | 35 m ² |