

PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1201 RM-1 Two-Storey Low Density Apartment Residential

(1) Intent

This zone provides for two *storey apartment* and *townhouse* developments at a low *density*.

(2) Permitted Uses

Principal uses, limited to:

(a) Residential, limited to:

- (i) *Apartment*
- (ii) *Townhouse*
- (iii) *Congregate Housing and Care*

Accessory uses, limited to:

- (a) *Boarding* as limited under Section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in *buildings* for *apartment* and *townhouse uses*, limited to:
 - (i) where the building for *apartment* or *townhouse use* contains only *Congregate Housing and Care*:
 - (i.i) retail sale of goods manufactured in resident workshops
 - (i.ii) retail sale of goods and services to residents of the *building* only
 - (ii) workshops for residents, social and recreation space and facilities
- (e) *Assembly child care*
- (f) *Accessory institutional support services*

(3) Conditions of Use

In addition to the restrictions listed in Section 508(5), the following apply to the use of *accessory off-street parking*:

- (a) *contractor's equipment* may be parked or stored underground;
- (b) greater than two of any combination of *recreational vehicles*, commercial vehicles or boat trailers may be parked or stored underground;

1201 RM-1 Two-Storey Low Density Apartment Residential

- (c) *recreational vehicles*, commercial vehicles or boat trailers exceeding 7.6 metres in length or 3.7 metres in height may be parked or stored underground; and
- (d) *accessory off-street parking* must be surrounded by landscaped areas not less than 0.6 metres wide, where the *principal use* on the *lot* is for *apartment* or *townhouse use*.

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment</i> or <i>Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares	

(5) Density

- (a) All *buildings* and *structures* for *apartment* or *townhouse use* must not exceed a *gross floor area* of 0.45 times the *lot area*;
- (b) For purposes of calculation, refer to the definition of *lot area* under Section 201.

(6) Lot Coverage

All *buildings* and *structures* for *all uses* combined must not exceed the *lot coverage* of 30%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

1201 RM-1 Two-Storey Low Density Apartment Residential

Use	Lot Lines Along a Street or Lane (metres)	Interior Side Lot Line or Rear Lot Line Not Along a Street or Lane (metres)
<i>Principal buildings</i>	7.6	50% of the <i>height</i> of the <i>building</i> up to 9 metres, plus 30% of the <i>height</i> of the <i>building</i> above 9 metres, but in no case less than: -3.0 metres for a <i>wall</i> with no window or a window to a <i>non-habitable room</i> ; -7.6 metres for a <i>wall</i> with a balcony or a window to a <i>habitable room</i>
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	50% of the <i>height</i> of the <i>building</i> up to 9 metres, plus 30% of the <i>height</i> of the <i>building</i> above 9 metres, but in no case less than: -3.0 metres for a <i>wall</i> with no window or a window to a <i>non-habitable room</i> ; -7.6 metres for a <i>wall</i> with a balcony or a window to a <i>habitable room</i>

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the building or any permitted projections, whichever is greater.
- (c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

1201 RM-1 Two-Storey Low Density Apartment Residential

(9) Location of Uses

Where the *principal use* on the *lot* is *apartment use*, surface *accessory off-street parking* must not be located:

- (a) between a *front lot line* and the required *building* setback line;
- (b) closer than 3.0 metres to a balcony or a window of a *habitable room*.

(10) Height

Buildings and *structures* for *residential use* must not exceed a height of two *storeys*. Despite the above, the floor below the first *storey* may be exposed on one side of the *building* where it is located on a sloping *lot*.

(11) Building Size

- (a) *Buildings* for *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (b) *Buildings* for *apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with:
 - (i) not less than 220 m² of *lot area*; and
 - (ii) access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1202 RM-2 Three-Storey Medium Density Apartment Residential

(1) Intent

This zone provides for three *storey apartment* and *townhouse* developments at medium *density*.

(2) Permitted Uses

Principal uses, limited to:

- (a) Residential, limited to:
 - (i) *Apartment*
 - (ii) *Townhouse*
 - (iii) *Congregate Housing and Care*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building* for *apartment* and *townhouse uses*, limited to:
 - (i) where the *building* for *apartment* and *townhouse use* contains only *Congregate Housing and Care*:
 - (i.i) retail sale of goods manufactured in resident workshops
 - (i.ii) retail sale of goods and services to residents of the *building* only
 - (ii) workshops for residents, social and recreation space and facilities
- (e) *Assembly child care*
- (f) *Accessory institutional support services*
- (g) *Lock-off units*, as limited under Section 508(6)

(3) Conditions of Use

Not applicable in this zone.

1202 RM-2 Three-Storey Medium Density Apartment Residential

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment or Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares	

(5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.4 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* for *all uses* combined must not exceed the *lot coverage* of 50%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

<i>Use</i>	<i>Lot Lines Along a Street (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>
<i>Principal buildings</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5

1202 RM-2 Three-Storey Medium Density Apartment Residential

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
Detached <i>accessory residential</i> and <i>accessory off-street parking buildings</i> and <i>structures</i> where sited 1.6 metres or more from a <i>building for residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the *building, structure* or any permitted projections, whichever is greater.
- (c) The above setbacks are subject to increase or decrease under the following conditions:
 - (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Official Community Plan for Park or Open Space or Natural Areas; and
 - (ii) Sections 514, 518, 519 and 523.

(9) Location of Uses

A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

(10) Height

- (a) All *buildings* and *structures* shall not exceed a *height* of three *storeys*.

(11) Building Size

- (a) *Buildings* for *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (b) *Buildings* for *apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

1202 RM-2 Three-Storey Medium Density Apartment Residential

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*; and
- (b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7.

(13) Other Regulations

- (a) Each principal *dwelling unit* in a *building* for *apartment* or *townhouse* use must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-2 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the RM-2 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with the Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1203 RA-1 Medium-Density Residential

(1) Intent

This zone provides for medium-*density* residential developments up to eight *storeys* outside *transit-oriented areas*. Limited local-serving *commercial uses* are permitted.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly child care*
- (c) *Commercial*, limited to and not including a *drive-through business*:
 - (i) *business and household service*
 - (ii) *convenience retail*
 - (iii) *office*
 - (iv) *personal service*
 - (v) *restaurant*
 - (vi) *retail – general*
 - (vii) *retail – personal goods*
- (d) *Congregate housing and care*
- (e) *Townhouse*

Accessory uses, limited to:

- (f) *Accessory home occupation*
- (g) *Accessory institutional support services*
- (h) *Accessory residential*
- (i) *Accessory uses* located in a *building* for *apartment* or *townhouse* use, limited to:
 - (i) *child care*
 - (ii) where the *building* for *apartment* or *townhouse* use contains only *congregate housing and care*:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
- (j) *Boarding*
- (k) *Lock-off units*

1203 RA-1 Medium-Density Residential

(3) Conditions of Use

- (a) A *lock-off unit use* is only permitted within the Evergreen Line Shoulder Station Areas as identified in Schedule “O” to this Bylaw.
- (b) An *assembly child care or commercial use* must be in conjunction with an *apartment or townhouse use* that is a *principal use* on the same *lot*.
- (c) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

(4) Lot Size

- (a) The minimum *lot size* is 1,110 m².

(5) Density and Residential Rental Tenure

- (a) Subject to Sub-section (5)(b), all *buildings and structures* together for all permitted *uses* must not exceed a *gross floor area* of:
 - (i) 2.64 times the *lot area* where the *lot* is:
 - (i.i) located within the Evergreen Line Shoulder Station Area identified in Schedule “O” to this Bylaw; or
 - (i.ii) a Medium-Density Residential *lot* identified in Schedule “F” to this Bylaw; and
 - (ii) 2.04 times the *lot area* where Sub-section (5)(a)(i) does not apply.
- (b) 100% of the *gross floor area* for all *residential uses* is limited to *residential rental tenure* where all *buildings and structures* together for all permitted *uses* exceed a *gross floor area* of:
 - (i) 2.4 times the *lot area* where Sub-section (5)(a)(i) applies to the *lot*; and
 - (ii) 1.85 times the *lot area* where Sub-section (5)(a)(ii) applies to the *lot*.
- (c) The following table is provided for convenience and illustrative purposes only. In the event of any conflict or inconsistency between this table and provisions of this Bylaw, the text of the Bylaw shall prevail:

1203 RA-1 Medium-Density Residential

Location	Gross Floor Area times the Lot Area for all Permitted Uses	Residential Rental Tenure Limitation	Resulting Tenure Applicable to all Residential Uses
Evergreen Line Shoulder Station Areas – Schedule “O” or Medium-Density Residential <i>lots</i> – Schedule “F”	≤2.4	No	Any residential tenure
	>2.4 up to 2.64	Yes	<i>Residential Rental Tenure</i>
All other <i>lots</i>	≤1.85	No	Any residential tenure
	>1.85 up to 2.04	Yes	<i>Residential Rental Tenure</i>

(6) Lot Coverage

- (a) All *buildings* and *structures* together for all permitted *uses* must not exceed a *lot coverage* of:
- (i) 60% where the *lot* is:
 - (i.i) located within the Evergreen Line Shoulder Station Area identified in Schedule “O” to this Bylaw; or
 - (i.ii) a Medium-Density Residential *lot* identified in Schedule “F” to this Bylaw; and
 - (ii) 55% where Sub-section (6)(a)(i) does not apply.

(7) Buildings Per Lot

- (a) One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

1203 RA-1 Medium-Density Residential

<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>Interior Side Lot Line not Abutting a Lane (metres)</i>	<i>Rear Lot Line not Abutting a Lane (metres)</i>
<i>All buildings and structures</i>	4.0	4.5	6.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
- (i) the setback from the *interior side lot line* or *rear lot line* not abutting a *lane* is 3.0 metres from the property line abutting a *lot* whose *principal use* is a *civic use*, limited to parks, playgrounds and waterways and Streamside Protection and Enhancement Area as that term is defined under Section 523;
 - (ii) the setback from a *lot* line abutting land zoned R-1 or R-2 is increased by 2.0 metres for a *building* that is five *storeys* or more in *height*; and
 - (iii) in accordance with Sections 514, 518, 519 and 523.

(9) Location of Uses

Not applicable in this zone.

(10) Height

- (a) All *buildings* and *structures* must not exceed a *height* of eight *storeys*.
- (b) Despite Sub-section (10)(a):
- (i) if the *lot* is identified in Schedule “P” to this Bylaw and the *height* limit set out in Schedule “P” is seven *storeys* or less, all *buildings* and *structures* located on the *lot* must not exceed the *height* limit set out in Schedule “P”;
 - (ii) all *buildings* and *structures* located within 7.6 metres from any property line abutting a *lot* zoned R-1 or R-2 must not exceed a *height* of three *storeys*; and
 - (iii) all detached *accessory buildings* and *structures* must not exceed a *height* of three *storeys*.

1203 RA-1 Medium-Density Residential

(11) Building Size

- (a) *Buildings for townhouse use* must not exceed 55 metres in length.
- (b) *Buildings for apartment use* must not exceed 65 metres in length.
- (c) Despite Sub-section (11)(b), where a directional turn of 150 degrees or less in the *building* is provided, the Director of Development Services may permit *buildings for apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than:
 - (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
 - (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RA-1 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the RA-1 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i), and containing such other provisions as the *City* may require.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1204 RA-2 Transit-Oriented Medium-Density Residential

(1) Intent

This zone provides for medium-*density* residential developments up to 12 *storeys* in *transit-oriented areas* only. Limited local-serving *commercial uses* are permitted.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly child care*
- (c) *Commercial*, limited to and not including a *drive-through business*:
 - (i) *business and household service*
 - (ii) *convenience retail*
 - (iii) *office*
 - (iv) *personal service*
 - (v) *restaurant*
 - (vi) *retail – general*
 - (vii) *retail – personal goods*
- (d) *Congregate housing and care*
- (e) *Townhouse*

Accessory uses, limited to:

- (f) *Accessory home occupation*
- (g) *Accessory institutional support services*
- (h) *Accessory residential*
- (i) *Accessory uses* located in a *building* for *apartment* or *townhouse* use, limited to:
 - (i) *child care*
 - (ii) where the *building* for *apartment* or *townhouse* use contains only *congregate housing and care*:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
- (j) *Boarding*
- (k) *Lock-off units*

1204 RA-2 Transit-Oriented Medium-Density Residential

(3) Conditions of Use

- (a) An *assembly child care* or *commercial use* must be in conjunction with an *apartment* or *townhouse use* that is a *principal use* on the same lot.
- (b) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

(4) Lot Size

- (a) The minimum *lot size* is 1,110 m².

(5) Density and Residential Rental Tenure

- (a) Subject to Sub-section (5)(b), all *buildings* and *structures* together for all permitted *uses* must not exceed the *gross floor area* times the *lot area* corresponding to the *transit-oriented area* tier set out below:

<i>Transit-Oriented Area Tier</i>	<i>Gross Floor Area times the Lot Area</i>
<i>TOA Tier 2</i>	4.0
<i>TOA Tier 3</i>	3.0

- (b) 100% of the *gross floor area* for all *residential uses* is limited to *residential rental tenure* where all *buildings* and *structures* together for all permitted *uses* exceed a *gross floor area* of 2.4 times the *lot area*.
- (c) The following table is provided for convenience and illustrative purposes only. In the event of any conflict or inconsistency between this table and provisions of this Bylaw, the text of the Bylaw shall prevail:

<i>Location (Transit-Oriented Area Tier)</i>	<i>Gross Floor Area times the Lot Area for all Permitted Uses</i>	<i>Residential Rental Tenure Limitation</i>	<i>Resulting Tenure Applicable to all Residential Uses</i>
<i>TOA Tier 2 or TOA Tier 3</i>	≤2.4	No	Any residential tenure
<i>TOA Tier 2</i>	>2.4 up to 4.0	Yes	<i>Residential Rental Tenure</i>
<i>TOA Tier 3</i>	>2.4 up to 3.0	Yes	<i>Residential Rental Tenure</i>

1204 RA-2 Transit-Oriented Medium-Density Residential

(6) Lot Coverage

- (a) All *buildings* and *structures* together for all permitted *uses* must not exceed a *lot coverage* of:
- (i) 65% where the form of tenure is *residential rental tenure* for 100% of the *residential gross floor area*; and
 - (ii) 60% where Sub-section (6)(a)(i) does not apply.

(7) Buildings Per Lot

- (a) One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>Interior Side Lot Line not Abutting a Lane (metres)</i>	<i>Rear Lot Line not Abutting a Lane (metres)</i>
<i>All buildings and structures</i>	3.0	4.5	6.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease as follows:
- (i) the setback from the *interior side lot line* not abutting a *lane* is 6.0 metres for a *building* that is nine *storeys* or more in *height*;
 - (ii) the setback from the *interior side lot line* or *rear lot line* not abutting a *lane* is 3.0 metres from the property line abutting a *lot* whose *principal use* is a *civic use*, limited to parks, playgrounds and waterways and Streamside Protection and Enhancement Area as that term is defined under Section 523;
 - (iii) the setback from a *lot* line abutting land zoned R-1 or R-2 is increased by 2.0 metres for a *building* that is five *storeys* or more in *height*; and
 - (iv) in accordance with Sections 514, 518, 519 and 523.

1204 RA-2 Transit-Oriented Medium-Density Residential

(9) Location of Uses

Not applicable in this zone.

(10) Height

- (a) All *buildings* and *structures* must not exceed the *height* corresponding to the *transit-oriented area* tier set out below:

<i>Transit-Oriented Area Tier</i>	<i>Height (storeys)</i>
<i>TOA Tier 2</i>	12
<i>TOA Tier 3</i>	8

(11) Building Size

- (a) *Buildings* for *townhouse* use must not exceed 55 metres in length.
- (b) *Buildings* for *apartment* use must not exceed:
- (i) 65 metres in length where the *building height* is eight *storeys* or less; and
 - (ii) 45 metres in length where the *building height* exceeds eight *storeys*.
- (c) Despite Sub-sections (11)(b)(i) and (ii), where a directional turn of 150 degrees or less in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment* use that extend beyond the length specified in Sub-sections (11)(b)(i) and (ii), as applicable.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse* use must be provided with access to an on-site *common amenity area* or areas totaling not less than:

1204 RA-2 Transit-Oriented Medium-Density Residential

- (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
 - (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RA-2 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the RA-2 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i), and containing such other provisions as the *City* may require.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 12 MEDIUM- AND HIGH-DENSITY RESIDENTIAL ZONES

1205 RA-3 High-Density Residential

(1) Intent

This zone provides for high-*density* residential developments. Limited local-serving *assembly, civic* and *commercial uses* are permitted.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Apartment*
- (b) *Assembly*, limited to:
 - (i) child-minding services
 - (ii) places of worship
 - (iii) youth/seniors centres
- (c) *Assembly child care*
- (d) *Civic*, limited to:
 - (i) community centres
 - (ii) libraries
 - (iii) museums
 - (iv) parks, squares and plazas
 - (v) *primary or secondary schools*
- (e) *Commercial*, limited to and not including a *drive-through business*:
 - (i) *business and household service*
 - (ii) *convenience retail*
 - (iii) *office*
 - (iv) *personal service*
 - (v) *restaurant*
 - (vi) *retail – general*
 - (vii) *retail – personal goods*
- (f) *Congregate housing and care*
- (g) *Townhouse*

1205 RA-3 High-Density Residential

Accessory uses, limited to:

- (h) *Accessory home occupation*
- (i) *Accessory institutional support services*
- (j) *Accessory residential*
- (k) *Accessory street vending*
- (l) *Accessory uses located in a building for apartment or townhouse use, limited to:*
 - (i) *child care*
 - (ii) where the *building for apartment or townhouse use* contains only *congregate housing and care*:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
- (m) *Boarding*
- (n) *Lock-off unit*

(3) Conditions of Use

- (a) A *lock-off unit* is only permitted within the Evergreen Line Core and Shoulder Station areas, as identified in Schedule “O” to this Bylaw.
- (b) An *assembly, assembly child care, civic or commercial use* must be in conjunction with a *residential use* that is a *principal use* on the same *lot*.
- (c) Each *principal dwelling unit* for a *townhouse use* must be provided with a separate entrance having direct access to *finished grade*.

(4) Lot Size

- (a) The minimum *lot size* is 1,110 m².

(5) Density

- (a) All *buildings and structures* together for all permitted *uses* must not exceed a *gross floor area* of 4.0 times the *lot area*.
- (b) Additional residential *density* is permitted up to a *gross floor area* of 1.5 times the *lot area*, for a maximum residential *gross floor area* of 5.5 times the *lot area*, where:

1205 RA-3 High-Density Residential

- (i) all *dwelling units* provided above a *gross floor area* of 4.0 times the *lot area* are *purpose-built rental housing*, of which at least 13.33% of the additional residential *density* is *below-market rental housing* or *non-market housing*; and
 - (ii) the additional residential *density* for *purpose-built rental housing*, including *below-market rental housing* or *non-market housing*, is provided and secured in accordance with Schedule “E” to this Bylaw.
- (c) As an alternative to providing all or part of the *below-market rental housing* or *non-market housing* under Sub-section (5)(b)(i), *cash-in-lieu* may be provided in accordance with Schedule “E” to this Bylaw, and the following shall apply:
- (i) the *gross floor area* corresponding to the *cash-in-lieu* may be used for any permitted *residential use* or tenure; and
 - (ii) where *cash-in-lieu* is made for only a part of the *below-market rental housing* or *non-market housing*, the remaining *gross floor area* must be provided and secured as *below-market rental housing* or *non-market housing* in accordance with Schedule “E” to this Bylaw.
- (d) Despite Sub-section (5)(a), *density* for employment-generating *uses* is permitted without limitation.

(6) Lot Coverage

- (a) All *buildings* and *structures* together for all permitted *uses* must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

- (a) One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) All *buildings* and *structures* must be sited no closer than the corresponding setbacks from the *lot* lines set out below:

1205 RA-3 High-Density Residential

<i>Building or Structure Type</i>	<i>Lot Lines Along a Street or Lane (metres)</i>	<i>All Other Lot Lines not Abutting a Street or Lane (metres)</i>
<i>All buildings and structures</i>	3.0	6.0

- (b) The setbacks under Sub-section (8)(a) are subject to increase or decrease in accordance with Sections 514, 518, 519 and 523.

(9) Location of Uses

Not applicable in this zone.

(10) Height

- (a) All *buildings and structures* must not exceed the *height* limits set out in Schedule “P” to this Bylaw, except where the *lot* is not identified in Schedule “P”, in which case no *building or structure height* limit applies.

(11) Building Size

- (a) *Buildings for townhouse use* must not exceed 55 metres in length.
- (b) *Buildings for apartment use* must not exceed 65 metres in length.
- (c) Despite Sub-section (11)(b), where a directional turn of 150 degrees or less in the *building* is provided, the Director of Development Services may permit *buildings for apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*.
- (b) Above-grade structured *off-street parking* may be located up to the second *storey* only if at least one *storey of underground parking* is also provided.
- (c) The regulations under Part 7 apply.

1205 RA-3 High-Density Residential

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* containing an *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than:
 - (i) 4.0 m² per *dwelling unit* where the *dwelling unit* is *purpose-built rental housing*; and
 - (ii) 5.0 m² per *dwelling unit* where Sub-section (13)(a)(i) does not apply.
- (b) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RA-3 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the RA-3 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(b)(i), and containing such other provisions as the *City* may require.
- (c) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.