

Part 11 Residential Zone Regulations and Requirements

1. Uses

	RS1	RS2	RM1	RM2	RM3
Bed and breakfast home occupations	√	√			
Child care home occupations	√	√			
Congregate housing			√	√	√
Home occupations	√	√	√	√	√
Multiple unit residential			√	√	√
Subdivided row homes			√		
Secondary suites	√	√			
Seniors oriented multiple unit residential			√	√	√
Single family residential	√	√			

2. Density of Development

	RS1	RS2	RM1	RM2	RM3	
Dwelling units	2	2	6 per building			
Lot coverage	33%	33%	50%	45%	40%	21,474 x .45 = 9,663
Six storey buildings					35%	
Units per hectare			62	173	198	
Floor space ratio			1.0	1.5	2.0	21,474 x 1.5 = 32,211

3. Height of Buildings and Structures

	RS1	RS2	RM1	RM2	RM3
Principal buildings	9.0 m	9.0 m	3 storeys	4 storeys	6 storeys
Accessory buildings	4.6 m	4.6 m	7.0 m	7.0 m	4.5 m
Detached garages			4.0 m		
Detached garages with roof slope and materials identical to those of principal building			5.0 m		

4. Siting of Buildings and Structures

	RS1	RS2	RM1	RM2	RM3
Multiple Unit Residential					
Front lot line			6.0	4.5	4.5
Rear lot line			6.0	4.5	4.5
Exterior side lot line			6.0	4.5	4.5
Interior side lot line			4.5	6.0	7.5
Subdivided Row Homes					
Front lot line			3.0		
Rear lot line			6.0		
Exterior side lot line			3.0		
Interior side lot line with no party wall			1.5		
Other Principal Buildings:					
Front lot line	7.5	7.5	6.0	7.5	7.5
Rear lot line	7.5	7.5	6.0	7.5	7.5
Exterior side lot line	4.5	4.5	6.0	7.5	7.5
Interior side lot line	1.5	3.0	6.0	7.5	7.5
Buildings Accessory to Multiple Unit Residential					
Front lot line					
Rear lot line			6.0	3.0	
Exterior side lot line			6.0		
Interior side lot line			3.0	3.0	
Buildings Accessory to Subdivided Row Homes					
Front lot line					
Rear lot line			1.5		
Exterior side lot line			3.0		
Interior side lot line			1.5		
Other Accessory Buildings:					
Front lot line	7.5	7.5	6.0	6.0	6.0
Rear lot line	1.5	1.5	3.0	3.0	3.0
Exterior side lot line	4.5	4.5	6.0	6.0	6.0
Interior side lot line	1.5	3.0	3.0	3.0	3.0

5. Subdivision

	RS1	RS2	RM1	RM2	RM3
Lot area	557	930	700	1850	1850
Lot area for subdivided rowhomes			200		
Lot width	16	18	25	30	30
Lot width for subdivided rowhomes			6.7		

6. Vehicle Parking Space Requirements

	RS1	RS2	RM1	RM2	RM3
Bed and breakfast, per sleeping room	1	1			
Congregate housing, per dwelling unit			0.5	0.5	0.5
Multiple unit residential, per dwelling unit:					
Studio suite			1.5	1.2	1.2
1 bedroom suite			1.5	1.2	1.2
2 bedroom suite			2.0	1.4	1.3
3+ bedrooms suite			2.0	1.4	1.3
Seniors oriented			1.0	1.0	1.0
Secondary suite	1	1			
Single family residential	2	2			

7. Bicycle Parking Space Requirements

	RS1	RS2	RM1	RM2	RM3
Multiple unit residential buildings:					
Resident spaces, per dwelling unit			0.5	0.5	0.5
Visitor spaces, per building			6	6	6

8. Developments containing more than 20 dwelling units in total must include at least 2.3 m² of amenity space per dwelling unit, designed for use by residents of the building for cultural, social or recreational purposes. For these purposes, amenity space does not include any guest suite.
9. In RM2 and RM3 zones, each dwelling units in a multiple unit residential building that lacks direct access to grade must be provided with at least one balcony with a floor area of at least 5% of the floor area of the dwelling unit exclusive of the balcony, and in no case less than 4.6 m².
10. Garbage and recycling containers in RM2 and RM3 zones must be located in covered or underground parking areas and screened from view from the adjacent street.

11. The minimum floor area for a single family residential dwelling in an RS zone is 100 m², excluding the floor area of any secondary suite.
12. The maximum total floor area of accessory buildings on a lot in an RS zone is 60 m² in the case of a residential dwelling with a floor area of less than 400 m², and 90 m² otherwise.
13. At least 5% of the dwelling units in apartment residential buildings must be constructed in accordance with the requirements of the British Columbia Building Code for adaptable housing.
14. In addition to the uses otherwise permitted by this bylaw, on the land described below administrative support, training and counselling services associated with an off-site hospice use are permitted between the hours of 8:00 am and 6:00 pm on weekdays:

20660 – 48th Avenue - Lot 33 Section 35 Township 7 NWD Plan 25953