

Section 85 Combined Residential District - RC

(Bylaw C-1260-49 - January 11, 2016)

85.1 Purpose

To provide for low/medium density residential development by allowing dwellings containing up to 12 units and uses that are compatible with residential uses, in accordance with an approved Outline Plan or an Area Redevelopment Plan.

85.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Apartment Building (up to 12 Units) • Duplex • Multi-Attached Dwelling (up to 10 Units) 	<ul style="list-style-type: none"> • Park • Residential Support Home - Type 1 • Semi-Detached Dwelling • Solar Collector <p>(Bylaw C-1260-68 - March 20, 2017)</p>
85.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Child Care Facility • Group Home • Home Business • Residential Care Facility (up to 20 units) 	<ul style="list-style-type: none"> • Residential Sales Centre • Residential Support Home - Type 2 • Small Wind Energy Systems • Urban Agriculture <p>(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018, Bylaw C-1260-116-April 20, 2020 and Bylaw C-1260-176-July 29, 2024)</p>
85.3.1 Discretionary Uses-Committee (Bylaw C-1260-84-December 4, 2017 and Bylaw C-1260-118-April 6, 2020)	
<ul style="list-style-type: none"> • Public Utility <p>(Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)</p>	

85.4 Site Standards

In addition to the Regulations contained in Parts Seven, Eight and Nine, the following standards shall apply.

Land Use	Site Area	Site Width	Front Yard	Rear Yard	Side Yard	Building Height (Max)	Site Coverage (Max)
Semi Detached or Duplex	250m ² /unit	7.6m/ unit	6.1m	7.6m	None on common lot line and 1.2m on the other side if lot is accessible from a rear lane or front attached garage is provided	2 Storeys and no more than 8.5m to eaves	45%
Multi-Attached Front / Back or Up / Down Orientation	165m ² /unit	5.5m unit	6.1m	7.6m	2.4m between each structure on common site	2 Storeys and no more than 8.5m to eaves	45%
Multi-Attached Row/Street Oriented	182m ² /unit	5.5m/ unit	6.1m	7.6m	(i) for corner unit - 3m (ii) for inside unit - 0m (iii) for outside unit - 1.2m 2.4m between each end unit on common site and/or property lines	2 Storeys and no more than 8.5m to eaves	45%

Apartment Building (up to 12 units)	112m ² /unit	20m	6.1m	7.6m	3.0m	8.5m	45%
Residential Care Facility	112m ² /unit	20m	6.1m	7.6m	4.7m	8.5m	45%

85.5 Additional Requirements

- a. Pursuant to the policies and design provisions of an Area Structure Plan or Outline Plan, and where rear lane access to a site is provided:
 - i) The required front yard setback may be reduced to not less than 3.0m from the front lot line when a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the lot is provided as per the City’s Design and Construction Manual;
 - ii) No decks, verandas, porches, steps or similar structures shall be constructed within the required 3.0m front yard setback; and,
 - iii) No driveways or parking areas shall be permitted within the front yard;
- b. Notwithstanding Section 85.5a, where rear lane access to a site is provided and the site is serviced from the front public road, a minimum front yard setback of 4.6m is required from the property line to the foundation of the principal building. In addition, a minimum setback of 3.0m setback is required from the property line to a porch or veranda;
- c. Where no rear lane is provided to a Multi-attached site, the development of a common or combined off-site parking area shall be provided to accommodate all required parking and garbage storage areas. Alternately, if front attached garages are provided, they must be developed with an adjacent dwelling with a common driveway as per the City’s Design and Construction Manual;
- d. The site provisions contained in this district may be varied in accordance with an approved Area Redevelopment Plan.

85.6 Landscaping Requirements

In addition to the Regulations contained in Part Eight, the following standards shall apply.

Land Use	Minimum Required Landscaped, Permeable Surface Area	Number of Trees (Minimum)	Number of Shrubs (Minimum)
Multi-Attached Dwelling	35% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m ² of Total Lot Area	1 per 200m ² of Total Lot Area

Where the calculation for the required number of trees or shrubs results in a fraction, the next lower number shall be taken.

(Bylaw C-1260-31 - August 10, 2015)

85.7 Residential Driveways

- a. Duplex Dwelling

a) Driveway Width (Maximum):	60% of lot width, not to exceed 10m
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b. Semi-Detached Dwelling

b) Driveway Width (Maximum):	60% of lot width, or 6m/per unit, whichever is greater
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- c. Low density residential driveways shall meet the following requirements:
- i) All hard surfacing shall be setback a minimum of 0.5m from any property line, except for the driveway connection to the approved boulevard crossing;
(Bylaw C-1260-79 - February 25, 2019)
 - ii) The side property line setback is not required from the common lot line of a semi-detached dwelling;
 - iii) Driveway restrictions do not apply to accesses provided off of rear lanes.
(Bylaw C-1260-37 - August 10, 2015)