

## Section 86 Medium Density Residential District - RM

(As amended by Bylaw C-1260-75 – December 11, 2023)

### 86.1 Purpose

To provide for medium-density development in the form of multi-attached townhouse units and low-rise apartment buildings on a single site with a minimum density of 34 units/ha and a maximum density of 94 units/ha.

86.2 Permitted Uses	
<ul style="list-style-type: none"> <li>• Accessory Building or Structure</li> <li>• Accessory Use</li> <li>• Apartment Building</li> <li>• Multi-Attached Dwelling</li> </ul>	<ul style="list-style-type: none"> <li>• Park</li> <li>• Residential Support Home - Type 1</li> <li>• Solar Collector</li> </ul>
86.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> <li>• Child Care Facility</li> <li>• Dispatch Office*</li> <li>• Group Home</li> <li>• Health Facility, Minor*</li> <li>• Mixed Use Apartment Building</li> <li>• Office, Minor*</li> <li>• Parking Lot or Building</li> </ul>	<ul style="list-style-type: none"> <li>• Personal Service Facility*</li> <li>• Residential Care Facility</li> <li>• Residential Sales Centre</li> <li>• Residential Support Home - Type 2</li> <li>• Retail Store, Convenience*</li> <li>• Small Wind Energy Systems</li> <li>• Urban Agriculture</li> </ul> <p style="text-align: right;">(Bylaw C-1260-176-July 29, 2024)</p> <p style="text-align: center;">* See 86.5 Additional Requirements</p>
86.3.1 Discretionary Uses-Committee	
<ul style="list-style-type: none"> <li>• Public Utility</li> </ul>	

### 86.4 Site Standards

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

a)	Site Area:	930m <sup>2</sup>
b)	Site Width:	20m
c)	Front Yard:	6.1m
d)	Rear Yard:	7.6m
e)	Side Yards:	
	Up to 2 storey development:	2.4m between each end unit on common site and/or property lines.
	Development over 2 storeys:	<p>i) 1.0m for each storey or partial storey.</p> <p>a) Notwithstanding 86.4 (e) (i), where the site abuts a low-density residential development or a vacant lot zoned for low-density residential development, the abutting side shall have a minimum side yard setback of 2.4m for each storey, but not more than 7.6m.</p> <p>b) 86.4 (e) (i) (a) does not apply if the proposed side façade for the third and fourth storeys contains no balconies, doors or windows for units. Hallways and corridors can have windows.</p>
f)	Building Height: (Maximum)	4 Storeys

g)	Site Coverage: (Maximum)	50%
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86.5 Additional Requirements

- a. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;
- b. Personal Service Facilities, Convenience Retail Stores, Health Facilities, and Offices shall only be permitted as a mixed-use development and not be in any freestanding structure separate from a structure containing residential uses and shall not be developed above the lowest storey;
- c. The site plan, relationship between buildings, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout shall be subject to approval by the Development Authority;
- d. All proposed development shall comply with Section 62 – Transition Between Uses of this Bylaw.
- e. Notwithstanding 86.4, all sites designated on “Map 7 - Proposed Land Use Zoning” of the Flyingshot Lake Outline Plan, May 2000, as RM, shall have a maximum allowable building height of 8 storeys for an apartment building.

86.6 Overlay Districts

- a. The Site Standards contained in this district may be varied in accordance with an approved Area Redevelopment Plan. Refer to Schedule A - Land Use Districts Map of this Bylaw for overlay boundaries;
- b. All properties that are covered by the South Avondale Area Redevelopment Plan Overlay shall be subject to the regulations contained in this district as well as those contained in Schedule G - South Avondale Area Redevelopment Plan Overlay as well as the South Avondale Area Redevelopment Plan;
- c. All properties within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay area shall be subject to the regulations contained in this district and those contained in Schedule H - VLA/Montrose Area Redevelopment Plan Overlay. Refer to Schedule A - Land Use District Map of this Bylaw for the boundaries of the Overlay area;
- d. Additional setbacks from the Roadways may be applicable per Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

86.7 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 <sup>2</sup> of Total Lot Area	1 per 200m <sup>2</sup> of Total Lot Area
Apartment	10% of Total Lot Area	1 per 400m <sup>2</sup> of Total Lot Area	1 per 200m <sup>2</sup> of Total Lot Area
All Non-Residential Development	20% of Total Lot Area	1 per 400m <sup>2</sup> of Total Lot Area	1 per 200m <sup>2</sup> 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.