

Section 86 Medium Density Residential District - RM

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 maximum density of 94 units/ha.

86.2 Permitted Uses	
<ul style="list-style-type: none"> • Accessory Building or Structure • Accessory Use • Apartment Building (up to 4 storeys) • Multi-Attached Dwelling 	<ul style="list-style-type: none"> • Park • Residential Support Home - Type 1 • Solar Collector (Bylaw C-1260-68 - March 20, 2017)
86.3 Discretionary Uses-Development Officer	
<ul style="list-style-type: none"> • Child Care Facility • Group Home • Health Facility, Minor (accessory to an Apartment Building) • Mixed Use Apartment Building • Office, Minor (accessory to an Apartment Building) • Parking Lot or Building 	<ul style="list-style-type: none"> • Personal Service Facility (accessory to an Apartment Building) • Residential Care Facility • Residential Sales Centre • Residential Support Home - Type 2 • Retail Store, Convenience (accessory to an Apartment Building) • Small Wind Energy Systems (Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020)
86.3.1 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 (Bylaw C-1260-68-March 17, 2017, Bylaw C-1260-97-July 3, 2018 and Bylaw C-1260-116-April 20, 2020) 	

86.4 Site Standards

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

		Multi-Attached Dwelling	Apartment Building
a)	Site Area:	930m ²	930m ²
b)	Site Width:	20m	20m
c)	Front Yard:	6.1m	6.1m
d)	Rear Yard:	7.6m	7.6m
e)	Side Yards:	2.4m between each end unit on common site and/or property lines For street oriented townhouses: (i) for corner unit - 3m (ii) for inside unit - 0m (iii) for outside unit - 1.2m	0.9m for each storey or partial storey, but not less than 3.0m
f)	Building Height: (Maximum)	2 storeys	4 storeys
g)	Site Coverage: (Maximum)	45%	50%

86.5 Additional Requirements

- a. The site standards listed in Section 86.4 shall apply to a Residential Care Facility;
- b. All signs proposed for the development shall comply with the requirements of Schedule B - Signs;
- c. Personal Service Facilities, Convenience Retail Stores, Health Facilities, and Offices shall not be in any freestanding structure separate from a structure containing residential uses, and shall not be developed above the lowest storey;
- d. 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;
- e. Notwithstanding 86.4, all sites designated on "Map 7 - Proposed Land Use Zoning" of the Flyingshot Lake Outline Plan, May 2000, as R-4, shall have a maximum allowable building height of 8 storeys for an apartment building.

86.6 Overlay Districts **(Bylaw C-1260-90 - May 7, 2018)**

- 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 that are within the boundaries of the VLA/Montrose Area Redevelopment Plan Overlay area shall be subject to the regulations contained in this district as well as 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 in accordance with Schedule J - Development Setbacks from Roadways. Refer to Schedule A - Land Use Districts Map of this Bylaw for Overlay locations.

(Bylaw C-1260-90 - May 7, 2018)

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 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
All Non-Residential Development	20% 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)