

7.9 RM2 ZONE – MULTI-UNIT INFILL RESIDENTIAL

Intent: To provide a zone for multiple-unit residential and compatible uses on serviced urban lots 800 m² (0.2 ac) or larger in size.

- Uses Permitted** .1 The following uses and no others are permitted in the RM2 Zone:
- Principal Uses** .1 Single Detached Dwelling
.2 Duplex Dwelling
.3 Townhouse Dwelling
- Accessory Uses** .2 The following uses and no others are permitted as accessory to the principal uses in the RM2 Zone:
.1 Home Based Business, Minor
.2 Secondary Suite (only in single detached or duplex dwellings)
.3 Garden Suite (only on a lot with single detached or duplex)
- Site-specific Uses, Buildings and Structures** .3 The following site-specific uses, buildings and structures are permitted:
.1 On Lot 1, District Lot 221, ODYD, Plan KAP84233 (6575 Renfrew Road) and Lot 10, District Lot 221, ODYD, Plan KAP177 (6650 Renfrew Road): the total number of principal use dwelling units on the lands (not including Residential Flex Units or Secondary Dwelling Units) shall not exceed 71 as indicated in the Section 219 Covenant No. CB875522 registered on title.
- Lot Area** .4 The minimum lot area is 800 m² (0.2 ac).
- Lot Dimensions** .5 The minimum lot dimensions on subdivision are:
- | | |
|-------|-------------------|
| Width | 20.0 m (65.6 ft) |
| Depth | 35.0 m (114.8 ft) |
- Density** .6 The maximum number of dwelling units shall be 4 (four) inclusive of secondary dwelling units.
- Lot Coverage** .7 The maximum lot coverage for a parcel with one single detached dwelling, including a secondary suite, shall not exceed 40% and together with parking areas and driveways lot coverage shall not exceed 55%.
.8 The maximum lot coverage for lots that are less than 1,000 m² in area and contain multiple principal dwelling units is 55%, and together with parking areas and driveways lot coverage shall not exceed 70%.

The maximum lot coverage for lots that are 1,000 m² and larger in area and contain multiple principal dwelling units is 45% and together with parking areas and driveways lot coverage shall not exceed 60%.

Setback Requirements

Minimum setback requirements are as follows:

.9 Principal building:

Front yard	6.0 m (19.7 ft)
Rear yard	4.5 m (14.8 ft)
Interior side yard	2.0 m (6.5 ft)
Exterior side yard	3.0 m (9.8 ft)
Minimum Separation between Principal Buildings	3.0m (9.8 ft)

.10 Accessory buildings and structures:

Front yard	6.0 m (19.7 ft)
Rear yard	3.0 m (9.8 ft)
Interior side yard	2.0 m (6.6 ft)
Exterior side yard	4.5 m (14.7 ft)

Setback Exception

- .11 A garage or portion of a building used as a garage shall be located so that the garage door is setback a minimum of 6.0 m (19.7 ft), measured perpendicular from the garage door to the property line or to any physical obstruction.

Height**.12 Maximum building heights are as follows:**

Principal building	10.0 m (32.8 ft)
Accessory buildings and structures	5.0 m (14.8 ft)

Other Regulations

- .13 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.

