

7.10 RM-4 ZONE – Multi-Unit Residential – Medium Density

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Intent: To provide a zone for comprehensively designed medium density (two to four storey) multiple-unit residential buildings, related amenity spaces and compatible uses on serviced urban lots. [Medium Density Residential at approximately 60 units per gross hectare (24 units per acre)].

Uses Permitted .1 The following uses and no others are permitted in the RM-4 Zone:

- Principal Uses**
- .1 Multiple-unit residential dwellings
 - .2 Care Facility, Congregate
 - .3 Care Facility, Extended
 - .4 Care Facility, Major

Accessory Uses .2 The following uses and no others are permitted as accessory to the principal uses in the RM-4 Zone:

- .1 Home Based Business, Minor
- .2 Residential Flex Unit

Lot Area .3 The minimum lot area is:

Less than 30% slope	1,400m ² (15,067ft ²)
Greater than 30% slope	2,000m ² (21,528ft ²)

Lot Dimensions .4 The minimum lot dimensions on subdivision are:

Width	30.0m (98.4ft)
Depth	35.0m (114.8ft)

Density .5 The maximum Floor Area Ratio (FAR) shall be 0.75 and not exceed 60 units per hectare (24 units per acre).

Lot Coverage .6 The maximum lot coverage by principal and accessory buildings is 50%; together with parking areas and driveways lot coverage shall not exceed 60%. This may be increased to 65% if permeable parking surfaces are provided.

Setback Requirements .7 Minimum setback requirements are as follows for the first and second storey of all buildings and structures:

Front yard	4.5m (14.8ft)
Rear yard	6.0m (19.7ft)
Interior Side yard	6.0m (19.7ft)
Exterior Side yard	4.5m (14.8ft)

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- .8 Minimum requirements are as follows for the third storey of all buildings and structures:

Front yard	4.5m (14.8ft)
Rear yard	6.0m (19.7ft)
Interior Side yard	7.5m (24.6ft)
Exterior Side yard	6.0m (19.7ft)

Height

- .9 Maximum building heights are as follows:

Principal building	16.8m (55.1ft)
Accessory buildings and structures	4.5m (14.8ft)

Other Regulations

- .10 Where a development has access to a rear lane, vehicular access to the development is only permitted from the rear lane.
- .11 Child care centres shall be located on the lot such that the facility:
- a. has pedestrian access from a street independent of the vehicular access to the parking spaces serving the dwelling units; and
 - b. has direct access to an open space and play area on the subject lot.