

9.4 Medium Density Multiple Family Residential

RM3

9.4.1 Intent

The RM3 zone is intended for *apartments, townhouses, cluster housing* in areas designated "Urban Residential" by the Official Community Plan. Development Permit application and urban services are required.

9.4.2 Permitted Use

In the RM3 zone, the following *uses* are permitted upon the *lot* and all others are prohibited:

- (a) *multiple family dwellings* or groups of *multiple family dwellings* including *apartment buildings, townhouse dwellings* and *cluster housing dwellings*
- (b) *boarding houses*
- (c) *home based business*
- (d) *accessory buildings* and *uses*
- (e) keeping of not more than three boarders

9.4.3 Density

9.4.3.1 *Townhouse* and *cluster dwellings* require not less than 290 square metres (3,120 sqft) of *lot area* per *dwelling unit* except as provided in 9.4.4.

9.4.3.2 Each *apartment building* with surface parking shall have a maximum of three *dwelling units* for the first 930 square metres (10,010 sqft) of *lot area* and a minimum of 95 square metres (1,020 sqft) of *lot area* for each additional *dwelling unit*.

9.4.3.3 Each *apartment building* with a minimum of 60% of parking space provided underground shall have a maximum of four *dwelling units* for the first 930 square metres (10,010 sqft) of *lot area* and a minimum of 75 square metres (805 sqft) of *lot area* for each additional *dwelling unit*, except as provided in 9.4.4.

9.4.4 Amenity Space Density Bonusing

9.4.4.1 If *amenity space* is provided in the amount of 3 square metres (32 sqft) per *dwelling unit* or 50 square metres (530 sqft), whichever is greater,

- (a) the maximum *lot coverage* shall be 45% of the *lot area*;
- (b) *townhouses* and *cluster housing dwellings* require not less than 250 square metres (2,690 sqft) of *lot area* per *dwelling unit*; and
- (c) the minimum site area for each *dwelling unit* in an *apartment building* with a minimum of 60% of parking space provided underground shall be 65 square metres (700 sqft) of *lot area* for each *dwelling unit* after the first four *dwelling units*.

9.4.4.2 For developments with 40 or more *dwelling units* where over 30% of *units* have three or more bedrooms, an equipped playground on the *lot* with minimum dimensions of 7.5 x 7.5 metres (25 x 25 ft) shall be provided.

