

6.4 RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands

The intent of this zone is to accommodate infill redevelopment in the South of Hospital Lands area for up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a prescribed bus stop, or six units within 400m radius from a prescribed bus stop on a single parcel of land, located within the urban containment boundary, in a variety of building forms.

6.4.1 Permitted Principal Uses:

- 1) Only one (1) *principal use* is permitted on a parcel of land:
 - a) a *one-unit residential use* or
 - b) *house-plex*

6.4.2 Permitted Accessory Uses:

- 1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) a *short term rental* in accordance with the provisions of Section 5.8.
 - g) a *care facility* in accordance with the provisions of Section 5.1.
- 2) In conjunction with a *house-plex* use only the following *accessory uses* is permitted:
 - a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
- 3) an *accessory home occupation* in accordance with the provisions of Section 5.3.

6.4.3 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* for fee simple and bare land strata lots in the RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands are as follows:

Lot width	9.1m (29.86ft)
Lot depth with shared access	35.0m (114.83ft)
Lot area	333.0m ² (3,584.38ft ²)

6.4.4 Lot Coverage:

- 1) The maximum *lot coverage* is 50%.

6.4.5 Permitted Density:

- 1) The maximum permitted number of *dwelling units* on a parcel of land *based on* minimum *lot area* and location of a *prescribed bus stop*:

a)	Outside 400m radius from a <i>prescribed bus stop</i>	
i)	Lots upto 280m ²	Upto 3 dwelling units
ii)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 281m ²	Upto 4 dwelling units
ii)	Lots at least 281m ² or greater	Upto 6 dwelling units

6.4.6 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.75 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
- 2) maximum *residential gross floor area* shall not exceed 0.85 times the *lot area* for parcels of land that contain more than 2 *dwelling units*.

6.4.7 Landscape Requirements:

- 1) The maximum *impermeable surface* area on the parcel of land is 80%;
- 2) The minimum *permeable surface* area on the parcel of land is 20%, of which 50% at minimum will contain *live plant material*;
- 3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
- 4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.4.8 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 9.0m (29.53ft) for a *building* with a roof slope of 1:1 and shall not exceed a *height* of 8.0m (26.25ft) for a *building* with any lesser roof slope.
- 2) *accessory dwelling unit* shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
- 3) *ancillary buildings and structures* shall not exceed a *height* of 3.0m (9.84ft).
- 4) dormers and any part of the *building* that projects out of either roof angle shall be limited to 0.4 times the length of the base wall of the same face of the building facing the same lot line, provided that the roof for any such projection has a minimum slope of 4:12.

6.4.9 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures Accessory Dwelling Unit
Front lot line i.e. see 2) & 3) below	3.0m (9.84ft)	Not Permitted
Rear lot line i.e. see 2) & 3) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 6.0m (19.69ft) as per 4) below	2.8.m (9.19ft) & 1.5m (4.92ft)	2.8m (9.19ft) & 1.5m (4.92ft)

- 2) *balconies* or *decks* located on the rear elevation of a *principal building* are not permitted above the first *story*.
- 3) notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.52ft).
- 4) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 2.8m (9.19ft) for a distance of 6.0m (19.69ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.

6.4.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.4.8 and 6.4.9 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings or structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings or structures* shall be located not less than 1.5m (4.92ft) from a *principal building*.
- 4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.

6.4.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.4.12 Notwithstanding the provisions of Section 4.14, driveways shall not exceed a width of 4.0m (13.12ft). Further, the width of an opening to a garage for vehicular access and contained within the *principal building* shall not exceed 3.5m (11.48ft).