

## 6.5 RI-2 (Infill 2) SSMUH Residential Zone

The intent of this zone is to accommodate infill redevelopment in the East Side Large Lot Infill Redevelopment 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 within the urban containment boundary, in a variety of building forms.

### 6.5.1 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*

### 6.5.2 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.

### 6.5.3 Lot Size:

- 1) The minimum *lot width*, *lot depth*, and *lot area* for fee-simple and bare land strata lots in the RI-2 (Infill 2) SSMUH Residential Zone are as follows:

Dimension Type	Narrow Lot Housing With Rear Lane Access	Narrow Lot Housing with Shared Access
Lot width for interior lots	9.15m (30.0ft)	10.0m (32.8ft)
Lot width for corner lots	10.0m (32.8ft)	10.0m (32.8ft)
Lot depth	27.4m (90.0ft)	33.5m (110.0ft)
Lot area	256.0m <sup>2</sup> (2,755.56ft <sup>2</sup> )	335.0m <sup>2</sup> (3,606.0ft <sup>2</sup> )

### 6.5.4 Lot Coverage:

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

**6.5.5 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*:

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

**6.5.6 Floor Area:**

- 1) maximum *residential gross floor area* shall not exceed 1.0 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 1.1 times the *lot area* for parcels of land that contain more than 2 *dwelling units*.

**6.5.7 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.

**6.5.8 Building Heights:**

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26 ft.).
- 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).

**6.5.9 Minimum Setback Requirements:**

- 1) *principal buildings* and *ancillary buildings and structures* in the RI-2 (Infill 2) SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

<b>Setback</b>	<b>Principal Building</b>	<b>Ancillary Buildings and Structures Accessory Dwelling Units</b>
Front lot line	3.0m (9.8ft)	Not permitted
Rear lot line with shared access driveway	6.0m (19.7ft)	1.2m (3.94ft)
Rear lot line abutting a lane	6.0m (19.7ft)	3.0m (9.8ft)
Interior side lot line with rear yard access from a lane	1.2m (3.94ft)	0.0m (0.0ft) on one side; 3.0m (9.8ft) on the other when needed to accommodate the 3 <sup>rd</sup> parking space, or 1.2m (3.94ft) to accommodate a 2 <sup>nd</sup> level accessory dwelling unit over a carport.
Interior side lot line with shared access driveway	2.07m (6.8ft) on the driveway access side; 1.2m (3.94ft) on the other side	0.0m (0.0ft) on one side; 1.5m (4.92ft) on the other when needed to accommodate the 3 <sup>rd</sup> parking space, or 1.2m (3.94ft) for a two storey accessory dwelling unit.
Exterior side lot line	2.07m (6.8ft)	2.07m (6.8ft)

**6.5.10 Ancillary Buildings and Structures or Accessory Dwelling Units:**

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.5.8 and 6.5.9 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall be located not less than 3.0m (9.84ft) from a *principal building*.
- 4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
- 5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

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