

8.5 Infill Residential (R1, R2)

8.5.1 Purpose

The **zone** provides for **single detached housing, coach houses, two-unit housing and town housing** and other compatible **uses** on small infill **lots**. The **zone** is divided into 2 sub-zones: R1 for **sites** previously zoned Comprehensive Development District (CD/28); and R2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives.

8.5.2 Permitted Uses

- **child care**
- **coach house**
- **housing, single detached**
- **housing, town**
- **housing, two-unit**

8.5.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**

8.5.4 Permitted Density

1. For **sites** zoned R1, the maximum **floor area ratio** is 0.55, together with an additional **floor area ratio** of:
 - a) 0.10 if the **lot** contains one or more **dwelling units** with less than 60.0 m² each of **gross floor area**;
 - b) 0.05 provided it is entirely used to accommodate **amenity space** and the **lot** contains four or more **dwelling units**; and
 - c) 0.10 which must be used exclusively for covered areas of the **principal building** which are open on one or more sides.
2. For **single detached housing** zoned R2, the **maximum floor area ratio** is 0.55, on the condition that an additional 0.10 is provided on the **lot** in question for a **coach house** with less than 60.0 m² of **gross floor area**.
3. For **town housing** and **two-unit housing** zoned R2, the **maximum floor area ratio** is 0.4, together with an additional 0.05 **floor area ratio** provided that it is entirely used to accommodate **amenity space** and the **lot** contains four or more **dwelling units**.
4. For the purposes of the R2 **zone**, 0.10 of the **floor area** is not included in the calculation of maximum **floor area ratio** provided that it is used exclusively for covered areas of the **principal building** which are open on one or more sides.
5. Notwithstanding Section 8.5.4.3, the reference to "0.4" for **town housing** and **two-unit housing** is increased to a higher **density** of "0.55" if the **owner**, at the earliest time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the R2 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

8.5.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.

2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

8.5.6 Yards & Setbacks

1. The minimum **setbacks** for **principal buildings** are:
 - a) 4.5 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**;
 - c) 1.2 m for the **interior side yard**; and
 - d) 6.0 m for the **rear yard**.
2. The minimum **setbacks** for **accessory buildings, carports, parking pads** and **garages** are:
 - a) 15.0 m for the **front yard**;
 - b) 3.0 m for the **exterior side yard**;
 - c) 0.6 m for the **interior side yard**; and
 - d) 1.2 m for the **rear yard**.
3. Where a **lot** has **access** to a public **lane**, the minimum **rear yard** is 1.2 m, measured to the internal edge of the public **lane right-of-way**.
4. For the purpose of this **zone**, a public **lane** shall mean land in public ownership or land secured for public **use** for **access** and transportation purposes, and having a minimum width of 6.0 m, but not being a public **road**.

8.5.7 Permitted Heights

1. The maximum **height** for **buildings** is:
 - a) 9.0 m along Acheson Road and Bennett Road, west of No. 3 Road, but shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**; or
 - b) 12.0 m elsewhere, but shall not exceed three **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

8.5.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 312.0 m².
3. The maximum **lot area** is 1,560.0 m².

8.5.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

8.5.10 On-Site Parking and Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that on-site parking shall be provided at a rate of:
 - a) 1.0 **parking space** per **dwelling unit** or 0.5 **parking spaces** per **bedroom**, whichever is greater;
 - b) 0.2 visitor **parking spaces** per **dwelling unit** on **lots** containing four (4) or more **dwelling units**; and
 - c) 1.7 per **dwelling unit** as the maximum total number of **parking spaces**.

8.5.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply.

