

8.19 Small-Scale Multi-Unit Housing (RSM/S, RSM/M, RSM/L, RSM/XL) [Bylaw 10573, Jun 24/24]

8.19.1 Purpose

The **zone** provides for **small-scale multi-unit housing** and compatible **secondary uses**. The **zone** provides a **density bonus** for **development** involving six **dwelling units** to help achieve the **City's affordable housing** objectives. **Subdivision** standards vary by sub-zone (RSM/S, RSM/M, RSM/L and RSM/XL).

8.19.2 Permitted Uses

- **housing, small-scale multi-unit**

8.19.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

8.19.4 Residential Rental Tenure

1. **Residential rental tenure** may be located anywhere in this **zone**.

8.19.5 Permitted Density

1. The maximum **density** per **lot** is:
 - a) three **dwelling units** for a **lot** with a **lot area** of 280.0 m² or less; and
 - b) four **dwelling units** for a **lot** with a **lot area** greater than 280.0 m².
2. Notwithstanding Section 8.19.5.1b), the reference to “four” is increased to a higher **density** of “six” if:
 - a) the **lot** is located, in whole or in part, within 400.0 m of a **prescribed bus stop**;
 - b) the **lot area** of the **lot** is greater than 281.0 m²; and
 - c) for **development** involving six **dwelling units**, the **owner**, as determined to the satisfaction of the **City**:
 - i) pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; or
 - ii) prior to first occupancy of the **building**, in whole or in part, provides in the **building** not less than one **affordable housing unit** and enters into a **housing agreement** with respect to the **affordable housing unit** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.
3. The maximum **floor area ratio**:
 - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is 0.55 applied to a maximum of 464.5 m² of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m², together with 40.0 m² of additional **floor area** per **lot** for accommodating on-site parking purposes, which additional **floor area** cannot be used for **habitable space**; or

- b) for all other **development** involving **small-scale multi-unit housing** is 0.6 applied to a maximum of 464.5 m² of the **lot area** and 0.30 applied to the balance of the **lot area** in excess of 464.5 m², together with 50.0 m² of additional **floor area** per **lot** for **flex space**.
4. Notwithstanding, Section 8.19.5.3b), for **development** involving three or more **dwelling units**, the reference to “50.0 m²” is increased to a higher **density** of “80.0 m²” if the **owner** provides at least two **dwelling units** on the **lot** that each comprise two or more **bedrooms** and the required **bedrooms** each have a window or windows in the exterior wall of the **building** having a minimum total glazing area equal to at least 10% of the **floor area** of the **bedroom**.
 5. A **dwelling unit** must have a minimum **floor area** of 25.0 m².

8.19.6 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 45%.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot** is restricted to **landscaping** with live plant material.

8.19.7 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.
2. The minimum **interior side yard** for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, or **development** involving **small-scale multi-unit housing**, is: *[Bylaw 10716, Dec 8/25]*
 - a) 2.0 m for **lots** with a **lot width** of 20.0 m or greater; *[Bylaw 10716, Dec 8/25]*
 - b) 1.8 m for **lots** with a **lot width** of 18.0 m or greater, but less than 20.0 m; or *[Bylaw 10716, Dec 8/25]*
 - c) 1.2 m for **lots** with a **lot width** of less than 18.0 m. *[Bylaw 10716, Dec 8/25]*
3. The minimum **exterior side yard** for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, or **development** involving **small-scale multi-unit housing**, is 3.0 m. *[Bylaw 10716, Dec 8/25]*
4. The minimum **rear yard**:
 - a) for **development** involving one **dwelling unit**, or two **dwelling units** where one **dwelling unit** is a **secondary suite**, is the greater of 6.0 m or 20% of the total **lot depth** for a maximum width of 60% of the rear wall of the **first storey**, and 25% of the total **lot depth** for the remaining 40% of the rear wall of the **first storey** and any second **storey** or **half (½) storey** above, up to maximum required **setback** of 10.7 m; or
 - b) for all other **development** involving **small-scale multi-unit housing** is 6.0 m.
5. Where a **building** with a **floor area** greater than 10.0 m², **vehicle** parking or **vehicle access** is located, in whole or in part, within 6.0 m of a **rear lot line**, the minimum **rear yard** shall be measured from the point where the **building**, parking or **vehicle access** is furthest from the **rear lot line**. *[Bylaw 10631, Mar 24/25]*

6. An **accessory building** is not permitted in the **front yard, interior side yard** or **exterior side yard**.
7. Waste and recycling bins shall be located within a **building** or a **screened structure** that is **setback** a minimum of 4.0 m from a **front lot line** or exterior **side lot line** and a minimum of 1.2 m from a **lot line** that **abuts** a **lane**.

8.19.8 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 ½ **storeys** and 10.0 m^[Bylaw 10631, Mar 24/25], but it shall not exceed the **residential vertical lot width envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
2. Notwithstanding Section 8.19.8.1, roof dormers may project beyond the **residential vertical lot width envelope**, but no further than what is permitted for a **storey, half (½)**.
3. The maximum **height** for a detached **accessory building** with a **floor area** of 10.0 m² or less is 3.0 m measured from finished **site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof.
4. The maximum **height** for **accessory structures** and detached **garages** and **carports** is 5.0 m to the roof ridge for a **building** with a pitched roof and 4.0 m for a **building** with a flat roof. ^[Bylaw 10631, Mar 24/25]
5. For the purpose of this **zone, height** shall be measured in Area “A” from a horizontal plane that is 0.3 m (1.0 ft.) above the highest elevation of the crown of any public **road abutting** the **lot**, and in Area “B” from the **finished site grade**. ^[Bylaw 10631, Mar 24/25]

8.19.9 Subdivision Provisions/Minimum Lot Size

1. A **dwelling unit** may not be **subdivided** from the **lot** on which it is located.
2. No **subdivision** to create an **air space parcel** is permitted.
3. The minimum **lot** dimensions and areas are as follows, except that **corner lots** are required to have an additional 2.0 m of **lot width**.

Zone	Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
RSM/S	6.0 m	9.0 m	24.0 m	270.0 m ²
RSM/M	6.0 m	12.0 m	24.0 m	360.0 m ²
RSM/L	7.5 m	18.0 m	24.0 m	550.0 m ²
RSM/XL	7.5 m	18.0 m	45.0 m	828.0 m ²

8.19.10 Landscaping & Screening

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

- a) **fences** shall not exceed 1.2 m in **height** when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, and shall not exceed 1.83 m in **height** when located elsewhere within a required **yard**; and *[Bylaw 10631, Mar 24/25]*
- b) **private outdoor open space** shall be provided on the **lot**, in some combination of **patios, porches, balconies**, decks, gardens and other landscaped outdoor areas, for some combination of private and shared use by residents of the **lot**, at a minimum rate of 6.0 m² per **dwelling unit**.

8.19.11 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 where **vehicle access** to and from the **lot** is:
 - a) by way of a **lane**, no **parking spaces** or driveway are permitted within the **front yard** or **exterior side yard**;
 - b) by way of an **arterial road**, no **parking spaces** are permitted within the **front yard** or **exterior side yard**; or
 - c) by way of a **road** other than a **lane** or **arterial road**, **parking spaces** in a side-by-side arrangement are permitted in the **front yard** or **exterior side yard** provided they are accommodated in one uncovered driveway with a maximum width of 6.0 m arranged perpendicular to the **road**; *[Bylaw 10731, Mar 9/26]*
 - d) For the purposes of this **zone** only, a driveway is any surface on the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.
2. Notwithstanding Section 8.19.11.1, where **vehicle access** to and from a **lot** is by way of a shared driveway, no more than two **lots** shall share the driveway, parking is not permitted within the **front yard** or **exterior side yard**, and the total width of the shared driveway shall not exceed 6.0 m within the **front yard** or **exterior side yard**, subject to review and approval of the Director, Transportation. *[Bylaw 10631, Mar 24/25]*
3. Notwithstanding Section 7.5.5, a reduced manoeuvring aisle width may be accepted if adequate space for **vehicle** manoeuvring can be demonstrated to the satisfaction of the Director, Transportation. *[Bylaw 10731, Mar 9/26]*
4. Notwithstanding Section 8.19.11.1, alternative **vehicle** access may be accepted to the satisfaction of the Director, Transportation and in compliance with other applicable City Bylaws. *[Bylaw 10731, Mar 9/26]*

8.19.12 Other Regulations

1. A maximum of two **buildings** with a **floor area** greater than 10.0 m² are permitted on a **lot** provided that the **buildings** are arranged with one **building** behind the other (i.e., not side-by-side). *[Bylaw 10631, Mar 24/25]*
2. No **dwelling unit** shall only have windows oriented to **interior side yards**.
3. For each **dwelling unit** on a **lot**, the primary window orientation of the main living area (i.e. living, dining and kitchen) shall be towards the **front yard, rear yard, exterior side yard, lane** or required landscaped **building separation** between a front *[Bylaw 10631, Mar 24/25]* **building** and rear *[Bylaw 10631, Mar 24/25]* **building**.

4. No **building** shall have an exterior wall oriented to an **interior side yard** with a maximum length of **continuous wall** greater than 55% of the total **lot depth**.
5. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

