356 – Urban Residential Zone, Infill (RS3-i)

RS3-i

Intent: To accommodate Single Detached Dwellings on urban Lots in the Urban 3-Infill Land Use Designation

356.1 Permitted Uses

Permitted Uses Table for RS3-i Zone
Principal Uses 1. Residential Care 2. Single Detached Dwelling 3. [Repealed] (B/L 3249-2022) 4. Boarding House (B/L 3249-2022)
Accessory Uses 5. Short-Term Rental Accommodation (B/L 3691-2025) 6. Boarding 7. Home Occupation - Level 2 8. Secondary Suite

356.2 Site Specific Permitted Uses

.1 Notwithstanding Section 356.1 and Section 150, housing for a maximum of seven seniors in a maximum eight bedroom facility registered under the Community Care Facility Act (which housing shall include meals, housekeeping, 24 hour staff support and a minimum of three off-street Parking Spaces) and no other Uses shall be permitted on the following Lot:

a. PID: 004-608-593
Legal Description:
Lot 432 Section 17 Township 16 NWD Plan 46243

Editorial Note
Known civically as: 2077 Ridgeway St

(B/L 3159-2021)

.2 A Residential Care licensed under the applicable enactments for a maximum number of children in care at any time of 10 children, or the maximum set out in the definition of Residential Care in Section 120, whichever is greater, shall be permitted on the following Lot(s):
(B/L 3106-2020)

a. PID: 002-419-513
Legal Description:
Lot 582 Section 19 Township 16 New Westminster District Plan 54612

Editorial Note
Known civically as: 3180 Crown Ct

(B/L 3159-2021)

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356.3 Development Regulations

Development Regulations Table for RS3-i Zone	
Column I	Column II
.1 Density (maximum)	a. Floor Space Ratio – 0.5
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 6.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.0 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.5 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 4.5 m b. Accessory Building or Structure – 4.5 m
.6 Minimum Setbacks between Buildings	a. Between Principal Building and Accessory Building or Structure - 1.5 m
.7 Height (maximum)	a. Principal Building - 8.5 m or three Storeys, whichever is less b. Accessory Building or Structure - 4.5 m
.8 Maximum vertical distance of Basement above ground	a. 1.4 m above average Finished Grade
.9 Lot Coverage (maximum)	a. 40%

356.4 Subdivision Regulations

Subdivision Regulations Table for RS3-i Zone	
Column I	Column II
.1 Lot size (minimum)	a. Interior Lot – 540 m^2 b. Corner Lot – 610 m^2 c. Interior Through Lot – 540 m^2 d. Corner Through Lot – 610 m^2 e. Panhandle Lot – not permitted
.2 Lot Width (minimum)	a. Interior Lot – 15.0 m b. Corner Lot – 18.0 m c. Interior Through Lot – 15.0 m d. Corner Through Lot – 18.0 m e. Panhandle Lot – not permitted
.3 Lot Depth (minimum)	a. Interior Lot – 25.0 m b. Corner Lot – 25.0 m c. Interior Through Lot – 30.0 m d. Corner Through Lot – 30.0 m e. Panhandle Lot – not permitted

356.5 Landscaping and Off-Street Parking

Refer to Sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

356.6 Conditions of Use

.1 [Repealed.] (B/L 3249-2022)

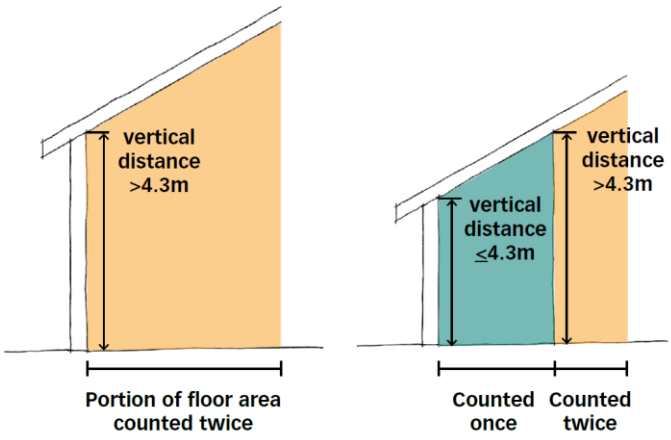
.2 A Principal Building consisting of more than one Storey shall have reduced massing at the uppermost Storey, to be achieved as follows:

a. The Gross Floor Area of the uppermost Storey shall not exceed 80% of the Gross Floor Area of the Storey immediately below;

b. The front or one or more side Building Face(s) of the uppermost Storey shall be recessed by a minimum of 1.2 m from the Building Face(s) of the Storey immediately below;

i. For the purpose of measuring the recessed area of the uppermost Storey, structural supports of covered verandahs, porches, patios and entranceways shall be considered part of the Building Face(s); and

ii. Further to Section 356.6.2(b)(i), when a covered verandah, porch, patio or entranceway is included, the minimum Front Lot Line Setback for that portion of the Principal Building may be reduced to 4.5 m;

c. The rear Building Face of the uppermost Storey shall not project beyond the rear Building Face of the Storey immediately below, except for permitted projections into Setbacks as specified in Section 140.4.2.(a); and

d. Any portion of floor area above which there is a vertical distance that exceeds 4.3 m, measured from the surface of the floor to the underside of the ceiling, shall be counted twice in the calculation of Gross Floor Area.