

431 – Multifamily Ground Oriented Zone (RMG)

Intent: To enable ground oriented multifamily development for lands designated Urban 2 – Ground Oriented in the OCP

431.1 Permitted Uses

Permitted Uses Table for RMG Zone	
Principal Uses	
.1	[Repealed - B/L 2969-2019]
.2	Townhouse
Accessory Uses	
.3	Boarding
.4	Home Occupation – Level 1

431.2 Site Specific Permitted Uses

n/a

431.3 Development Regulations

Development Regulations Table for RMG Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setbacks (Exterior Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building from the Exterior Lot Line
.3 Minimum Setbacks (from a lane)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.5 m
.4 Minimum Setbacks (Interior Lot Lines)	Principal Building and Accessory Building or Structure: a. 4.5 m, except i. 3.0 m where the side elevation of the Dwelling Unit faces an Interior Lot Line, except ii. 1.8 m where the Dwelling Unit faces a Street, or iii. 0.0 m from an Interior Lot Line shared with an attached Dwelling Unit or Accessory Building or Structure
.5 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m
.6 Lot coverage (maximum)	a. 45%

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431.4

N/A

431.5 Landscaping and Off-Street Parking

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

431.6 Conditions of Use

- .1 A common outdoor amenity area of at least 3.0 m² per Dwelling Unit shall be provided outside of the applicable Setbacks for every Lot used for a Townhouse Use. The common outdoor amenity area must:
 - a. be available to all Residents of the Principal Buildings;
 - b. not have any dimensions less than 6.0 m or slope greater than 5%; and
 - c. provide for pedestrian amenities, greenery, recreational space, or other leisure activities normally carried out outdoors.