436 – Multiplex Residential Zone (RMX) [B/L 3249-2022, 3691-2025]

Intent: The Multiplex Residential Zone establishes specific land Use and development regulations for three and four unit Townhouse developments on existing urban Lots in the Townhouse Land Use Designation. (B/L 3691-2025)

436.1 Permitted Uses

Permitted Uses Table for RMX Zone
Principal Uses .1 Townhouse
Accessory Uses .2 Boarding .3 Home Occupation – Level 1

436.2 Site Specific Permitted Uses

n/a

436.3 Development Regulations

Development Regulations Table for RMX Zone	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5 b. Maximum of four Dwelling Units
.2 Minimum Setback (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces a Front Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Minimum Setback (Rear Lot Line)	a. Principal Building – 4.5 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces a Rear Lot Line. b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.4 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building and Accessory Building or Structure – 1.8 m, except when adjacent to a lane, then 3.0 m or 6.0 m where a garage faces an Interior Side Lot Line.
.5 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces an Exterior Side Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.6 Minimum Setbacks (between buildings)	a. Between Principal Buildings on the same lot – 9.0 m, except

	i. 6.0 m where the front or rear elevation of a Principal Building faces a side elevation of a Principal Building ii. 2.0 m where side elevations of Principal Buildings are parallel b. Principal Building and Accessory Building or Structure – 1.5 m
.7 Lot Coverage (maximum)	a. 55%
.8 Height (maximum)	a. Principal Building – 9.5 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m or one Storey, whichever is less

436.4 Site Specific Development Regulations

n/a

436.5 Subdivision Regulations

n/a

436.6 Landscaping

.1 Refer to Section 140 for requirements pertaining to landscaping.

436.7 Off-Street Parking

.1 Refer to section 150 for requirements pertaining to off-street parking. Notwithstanding Section 150, Visitor Parking Spaces are not required.

436.8 Conditions of Use

.1 Each Dwelling Unit must be provided with access to on-site common or private outdoor amenity area consisting of at least 10.0 m^2 per Dwelling Unit located outside of the Interior Side Lot Line setback. The outdoor amenity area must:

a. be located at ground level and not have slope greater than 5%
b. provide for greenery, recreational space, or other leisure activities normally carried out outdoors

.2 Any Dwelling Unit with vehicle access from a Street shall:

a. Have a driveway limited to 4.0 m in width; and

b. Have a maximum garage width of 4.0 m, measured between the interior faces of the side walls of the garage.

.3 Building Face(s) of the Principal Building fronting a municipal lane are not permitted any doors on the ground level, except garage doors.

.4 Where a Lot abuts two lanes, and one of the lanes is adjacent to the Interior Side Lot Line, provided that there is no vehicle access or garage facing the lane, the minimum setback from the lane adjacent to the Interior Side Lot Line is 1.8 m.