

440 – Rowhouse Residential Zone (RMR) [B/L 3249-2022]

RMR

Intent: To enable Rowhouse development on consolidated Lots that are designated Urban 2 – Ground Oriented in the OCP.

440.1 Permitted Uses

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

440.2 Site Specific Permitted Uses

n/a

440.3 Development Regulations (Lots with Rear Lane Access)

Development Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setbacks (Front Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Maximum Setback (Front Lot Line)	a. Principal Building – 3.5 m
.4 Minimum Setbacks (Rear Lot Line)	a. Principal Building – 12.0 m b. Accessory Building or Structure – 1.0 m
.5 Maximum Setback (Rear Lot Line)	a. Accessory Building or Structure with a garage – 1.5 m, except 6.0 m where a required Parking Space is provided outside the garage.
.6 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m, except 0.0 m from an Interior Side Lot Line shared with an attached garage
.7 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.8 Minimum Setbacks (between Buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m b. Between Principal Building and Accessory Building or Structure with a garage – 4.5 m

440 – Rowhouse Residential Zone (RMR) [B/L 3249-2022]

RMR

.9 Lot Coverage (maximum)	a. 65%
.10 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m

440.4 Development Regulations (Lots without Rear Lane Access)

Development Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II
.1 Density (minimum and maximum)	a. Floor Space Ratio – 0.5 to 1.5
.2 Minimum Setback (Front Lot Line)	a. Principal Building – 3.0 m, except 6.0 m where a garage faces the Front Lot Line b. Accessory Building or Structure – no less than the actual Setback of the Principal Building
.3 Maximum Setback (Front Lot Line)	a. Principal Building 6.0 m
.4 Minimum Setback (Rear Lot Line)	a. Principal Building – 6.0 m b. Accessory Building or Structure – 1.0 m
.5 Minimum Setbacks (Interior Side Lot Line)	a. Principal Building – 1.2 m, except 0.0 m from an Interior Side Lot Line shared with an attached Rowhouse Dwelling Unit b. Accessory Building or Structure – 1.0 m
.6 Minimum Setbacks (Exterior Side Lot Line)	a. Principal Building – 3.0 m b. Accessory Building or Structure – 1.2 m
.7 Minimum Setbacks (between buildings)	a. Principal Building and Accessory Building or Structure – 1.5 m
.8 Lot Coverage (maximum)	a. 65%
.9 Height (maximum)	a. Principal Building – 11 m or three Storeys, whichever is less b. Accessory Building or Structure – 4.5 m

440.5 Site Specific Development Regulations

n/a

440.6 Subdivision Regulations (Lots with Rear Lane Access)

Subdivision Regulations Table for RMR Zone with Rear Lane Access	
Column I	Column II
.1 Lot Size (minimum)	a. End Lot – 180 m ² b. Internal Lot – 140 m ² c. Corner Lot – 235 m ²

440 – Rowhouse Residential Zone (RMR) [B/L 3249-2022]

RMR

.2 Lot Width (minimum)	a. End Lot – 5.7 m b. Internal Lot – 4.5 m c. Corner Lot – 7.5 m
.3 Lot Depth (minimum)	a. End Lot – 32.0 m b. Internal Lot – 32.0 m c. Corner Lot – 32.0 m

440.7 Subdivision Regulations (Lots without Rear Lane Access)

Subdivision Regulations Table for RMR Zone without Rear Lane Access	
Column I	Column II
.4 Lot Size (minimum)	d. End Lot – 185 m ² e. Internal Lot – 150 m ² f. Corner Lot – 235 m ²
.5 Lot Width (minimum)	a. End Lot – 6.7 m b. Internal Lot – 5.5 m c. Corner Lot – 8.5 m
.6 Lot Depth (minimum)	d. End Lot – 28.0 m e. Internal Lot – 28.0 m f. Corner Lot 28.0 m

440.8 Landscaping

- .1 Refer to section 140 for requirements pertaining to landscaping.

440.9 Off-Street Parking

- .1 Refer to section 150 for requirements pertaining to off-street parking.

440.10 Conditions of Use

- .1 No garage door(s) shall be provided on the Building Face(s) of the Principal Building fronting the Front Lot Line when the Lot has access from the rear lane.
- .2 Rowhouse Lots without rear lane access are only permitted on Local roads as shown on Map 4 of the Official Community Plan.
- .3 Any Dwelling Unit with vehicle access from a Street shall:
- Have a driveway limited to 3.0 m in width; and
 - Have a maximum garage width of 3.0 m, measured between the interior faces of the side walls of the garage.