

6.17. RMM – MEDIUM DENSITY MULTIPLE RESIDENTIAL DISTRICT

6.17.1. RMM Purpose

This District is intended to provide for the development of complete neighbourhoods by permitting a diversity of housing options with a limited range of complementary and supporting neighbourhood level commercial and service uses. This District accommodates semi-detached and multi-unit developments including apartments up to four storeys in height, and development is intended to achieve a density target of between 36 and 70 dwelling units per net developable hectare.

6.17.2. RMM Permitted and Discretionary Uses

(a) Fundamental Use Provisions

The Fundamental Use Provisions as requisite qualifiers for Permitted and Discretionary Uses listed within 6.17.2 (b) and (c) shall ensure:

- i. Home Business Uses shall not occur within a Dwelling located within an Apartment building.
- ii. Child Care Facility shall only be permitted on a site located west of 94th Street, north of Lot 94PUL, and south of the public Park as shown in Appendix I.
- iii. Personal Service, Retail Store (Convenience), and Professional, Financial and Office Service shall not exceed 1,000m² in gross floor area or 10% of the gross floor area of the Apartment building in which they are located, whichever is less. These uses are not permitted as a freestanding use in a stand-alone building and shall only be located at the ground floor of an Apartment building.

(b) RMM Permitted	(c) RMM Discretionary
<ul style="list-style-type: none"> - Apartment - <u>Child Care Facility</u> - Home Office - Multi-Attached Housing - Sign, Billboard (Limited) - Sign, Freestanding (Limited) - Sign, Realtor Consolidated <p>Accessory development to any use listed in subsection 6.17.2(b)</p>	<ul style="list-style-type: none"> - Assisted Living Facility - Duplex - Home Business - Semi-Detached housing - Personal Service - Professional, Financial and Office Service - Retail Store (Convenience) - Show Home - Temporary Sales Centre <p>Accessory development to any use listed in subsection 6.17.2(c)</p>

6.17.3. RMM Site Subdivision Regulations for Semi-Detached Housing

	Interior Site	Corner Site
(a) Site Width	7.3m minimum per side of semi-detached dwelling	9.1m minimum per side of semi-detached dwelling
(b) Site Depth	34.0m minimum	

6.17.4. RMM Site Subdivision Regulations for Multi-Attached Housing

	Interior Unit	External Unit
(a) Site Width	6.1m minimum 7.6m minimum for an end unit	10.6m minimum
(b) Site Depth	34.0m minimum	

6.17.5. RMM Site Development Regulations for Semi-Detached and Multi-Attached Housing

	Interior or Corner Site	
(a) Front Yard Setback	Front Yard	3.0m minimum with a lane 4.5m maximum with a lane 6.0m minimum without a lane
		7.0m maximum without a lane
(b) Rear Yard Setback	Flanking Yard	3.0m minimum on a corner site 4.5m maximum on a corner site
		8.0m minimum 6.0m minimum where a garage or Carport is attached to the principal building and is accessed from a lane at the rear of the property
(c) Side Yard Setback	1.2m minimum	
(d) Principal Building Height	Three storeys not to exceed 11.0m maximum. A maximum differential of one storey shall be allowed between adjacent sites.	
(e) Site Coverage	45% maximum for principal building over one storey, excluding decks	
	50% maximum for principal building of one storey, excluding decks	
	52% maximum for all buildings and structures where principal building is over one storey	
(f) Density	57% maximum for all buildings and structures where principal building is one storey	
	Minimum of 37 dwelling units per net developable hectare to a maximum of 70 dwelling units per net developable hectare	

6.17.6. RMM Site Subdivision Regulations for Apartment.

	Interior Site	Corner Site
(a) Site Width	21.0m minimum	27.0m minimum
(b) Site Depth	34.0m minimum	

6.17.7. RMM Site Development Regulations for Apartment

	Interior Site	Corner Site	
(a) Front Yard Setback	7.0m minimum	Front	7.0m minimum
		Flanking	6.0m minimum
(b) Rear Yard Setback	7.0m minimum		
(c) Side Yard Setback	6.0m minimum		
(d) Principal Building Height	Four storeys not to exceed 18.2m maximum. Buildings over three storeys shall provide appropriate transitions in height, scale and massing to adjacent sites.		
(e) Site Coverage	35% minimum 50% maximum		
(f) Density	Minimum of 37 dwelling units per net developable hectare to a maximum of 70 dwelling units per net developable hectare		

6.17.8. RMM Site Subdivision Regulations for Child Care Facility

	Interior and Corner Site
(a) Site Area	<u>450m² minimum</u>
(b) Site Width	<u>15.0m minimum</u>
(c) Site Depth	<u>34.0m minimum</u>

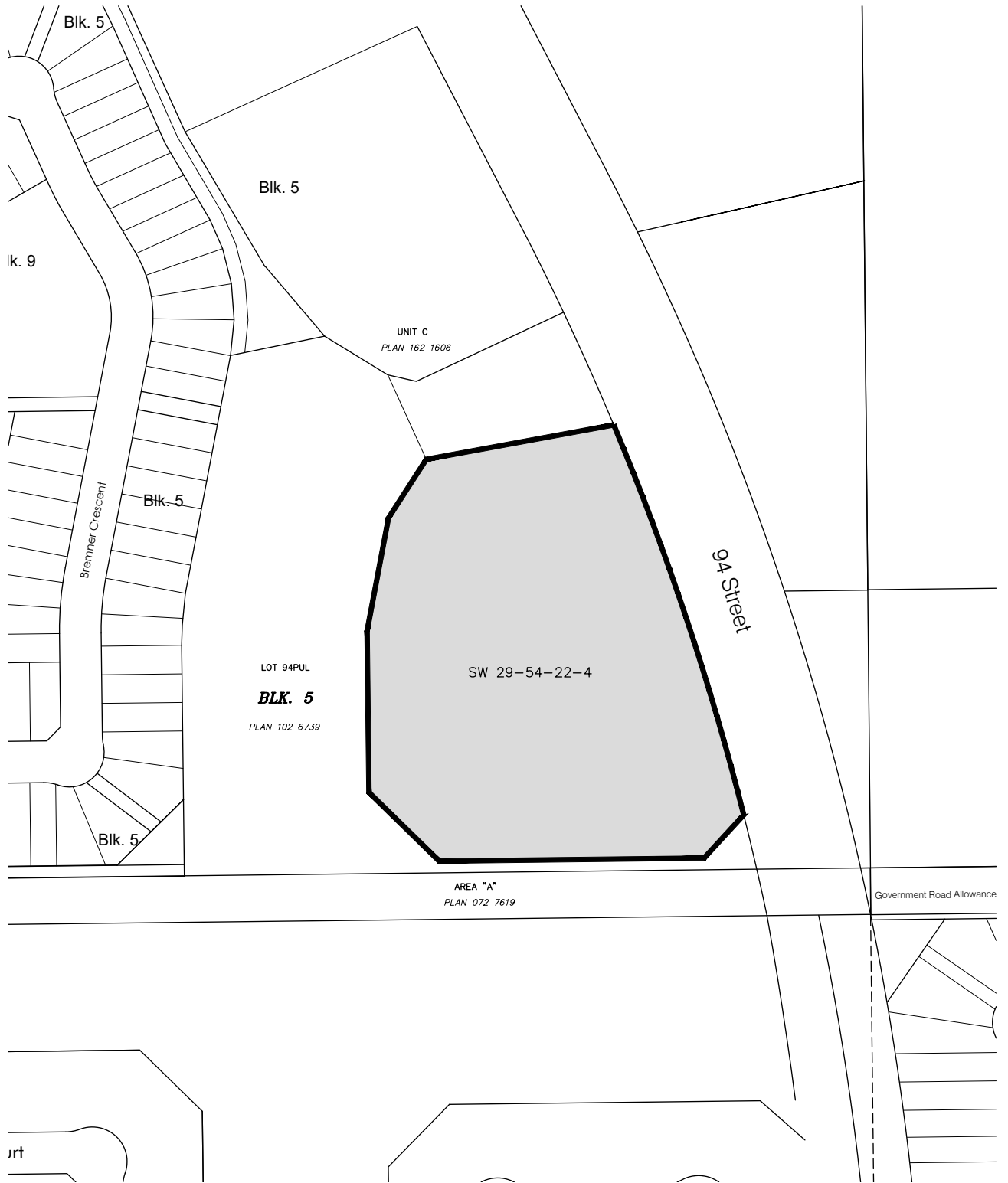
6.17.9. RMM Site Development Regulations for Child Care Facility

	<u>Interior and Corner Site</u>
<u>(a) Front Yard Setback</u>	<u>4.5m minimum</u> <u>6.0m maximum</u>
<u>(b) Rear Yard Setback</u>	<u>4.5m minimum</u>
<u>(c) Side Yard Setback</u>	<u>1.2m minimum</u> <u>3.0m minimum when abutting residential</u>
<u>(d) Principal Building Height</u>	<u>Three (3) storeys not to exceed 11.0m maximum.</u>

6.17.8-6.17.10. Additional Development Regulations for RMM

- (a) All development and uses within this Land Use District are subject to the applicable provisions of Part 5 - General Regulations for all Land Use Districts, Sections 6.1 to 6.11 of Part 6 - Residential Land Use Districts, Part 13 - Parking and Loading, and Part 14 - Signs;
- (b) Where the boundary of the development site is over 800m from the boundary of the nearest C2 - Commercial Retail and Service District site, the development shall include a site designated for C1 - Neighbourhood Retail and Service District development;
- (c) The Development Authority shall not approve buildings having blank and/or uninterrupted walls facing areas that are intended for public and/or pedestrian activity; **and**
- (d) Notwithstanding the site development regulations above, front yard setbacks for multi-attached housing may be reduced to 0.0m to address internal streets, at the discretion of the Development Authority;
- (e) Child Care Facility sites must abut a public roadway;
- (f) Waste collection areas shall be screened from view from adjacent public roadways, residential uses, and Child Care Facility to the satisfaction of the Development Authority; and
- (g) The location of proposed outdoor play spaces for a Child Care Facility shall be reviewed so that impacts from traffic, surface parking, waste collection areas, and proximity to mechanical equipment and exhaust systems must be mitigated to the Satisfaction of the Development Authority.

Figure 6.17.11: Appendix I - Child Care Facility Applicable Area



Appendix

Child Care Facility Permitted

