8.7 Medium Density Townhouses (RTM1, RTM2, RTM3)

8.7.1 Purpose

The **zone** provides for medium **density town housing**, plus other compatible **uses**. The **zone** is divided into 3 sub-**zones**: RTM1 for **sites** zoned for **town housing** at a **density** of 0.70 **floor area ratio**; and RTM2 and RTM3 which provide for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives either at a **density** of 0.65 **floor area ratio** (RTM2) or 0.70 **floor area ratio** (RTM3).

8.7.2 Permitted Uses

- **child care**
- **housing, town**

8.7.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite** [Bylaw 9715, May 15/17]

8.7.4 Permitted Density

1. The maximum **floor area ratio** is:

   a) 0.70 for **town housing** zoned RTM1, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**; and

   b) 0.40 for **town housing** zoned RTM2 or RTM3, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

2. Notwithstanding Section 8.7.4.1.b), the reference to "0.4" is increased to a higher **density** of:

   a) "0.65" in the RTM2 **zone**; and

   b) "0.70" in the RTM3 **zone**

   if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RTM2 **zone** or RTM3 **zone,** pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

8.7.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 40% for **buildings**.

2. No more than 65% of the **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**. [Bylaw 8743, Jun. 20/11]

3. 25% of the **lot area** is restricted to **landscaping** with live plant material. [Bylaw 8743, Jun. 20/11]

8.7.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m.

2. The minimum **interior side yard** is 3.0 m

3. The minimum **exterior side yard** is 6.0 m.

4.   The minimum **rear yard** is 3.0 m, except where the **rear lot line abuts** a **lane**, in which case the minimum **rear yard** is 1.2 m.

8.7.7   Permitted Heights

1.   The maximum **height** for **buildings** is 12.0 m (3 **storeys**).

2.   The maximum **height** for **accessory buildings** is 5.0 m.

3.   The maximum **height** for **accessory structures** is 9.0 m.

8.7.8   Subdivision Provisions/Minimum Lot Size

1.   The minimum **lot width** is 30.0 m, except in the RTM3 **zone** outside the **City Centre** where the minimum **lot width** is:

   a)   40.0 m on local **arterial roads**; and

   b)   50.0 m on major **arterial roads**.

2.   The minimum **lot depth** is 35.0 m.

3.   There is no minimum **lot area**.

8.7.9   Landscaping & Screening

1.   **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0

8.7.10   On-Site Parking and Loading

1.   On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

8.7.11   Other Regulations

1.   In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.