
203. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM3)

This District provides for a higher density of development designed largely for adults.
(B/L No. 11032-99-12-13)

203.1 Uses Permitted:

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein. (B/L No. 9254-89-11-06)
- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitory units or groups of dormitory units, provided that such development is situated within 300 m (984.25 ft.) of the boundaries of the lands and premises occupied by the institution which it serves.
- (4) Repealed. (B/L No. 11888-05-04-11)
- (5) Boarding, lodging and rooming houses, subject to the condition that such use is included as part of a comprehensive development plan to which the provisions of the Comprehensive Development District apply. (B/L No. 13652-16-11-21)
- (6) Accessory buildings and uses.
- (7) Child care facilities. (B/L No. 13639-16-12-12)
- (8) Repealed. (B/L No. 13639-16-12-12)
- (9) Category A supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and
 - (b) each living unit shall have a minimum floor area of 27 m² (290.6 sq.ft.).
(B/L No. 11153-00-11-06)
- (10) Category B supportive housing facilities, subject to the following conditions:
 - (a) the use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District;
(B/L No. 11153-00-11-06)
 - (b) each living unit shall have a minimum floor area
 - (i) of 33 m² (355.22 sq.ft.) for a studio unit
 - (ii) of 41 m² (441.4 sq.ft.) for a junior one-bedroom unit
 - (iii) of 46 m² (495.16 sq.ft.) for a one bedroom unit;
(B/L No. 11591-03-09-29)

- (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and
(B/L No. 11591-03-09-29)
 - (d) the number of studio units and junior one-bedroom units together shall not be more than 50 percent of the total number of living units in the facility. (B/L No. 11591-03-09-29)
- (11) Rest homes and private hospitals, subject to the condition that such use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District. (B/L No. 13788-17-10-16)

203.1A Uses Permitted in an RM3s Zoning District:

Uses permitted in the RM3 District, excluding uses permitted in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses.
(B/L No. 12871-10-12-13)

203.2 Height of Buildings:

The height of a building shall not exceed 12.0 m (39.37 ft.) nor 3 storeys.

203.3 Lot Area and Width:

- (1) Each lot for a building of 2 storeys or less in height shall have an area of not less than 1 110 m² (11,948.33 sq.ft.) and a width of not less than 30 m (98.43 ft.).
- (2) Each lot for a building of 3 storeys shall have an area of not less than 1 670 m² (17,976.32 sq.ft.) and a width of not less than 37 m (121.39 ft.).
(B/L No. 5591-69-11-17)

203.4 Usable Open Space:

Usable open space shall be provided on the lot for each unit contained in an apartment building, based on the following ratio:

- (1) 46 m² (495.16 sq.ft.) for each 3 bedroom unit.
- (2) 28 m² (301.40 sq.ft.) for each 2 bedroom unit.
- (3) 19 m² (204.52 sq.ft.) for each 1 bedroom unit.
- (4) 9 m² (96.88 sq.ft.) for each studio unit. (B/L No. 11032-99-12-13)

203.5 Floor Area Ratio:

- (1) The maximum floor area ratio shall be 0.90 except where underground parking is provided an amount may be added to the floor area ratio equal to 0.20 multiplied by the ratio of parking spaces provided in the underground parking to the total parking spaces provided, but in no case shall the floor area ratio exceed 1.10. (B/L No. 10596-97-07-21)
- (2) Notwithstanding subsection (1) of this section, where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by 0.15, but except as provided in subsection (3) in no case shall the floor area ratio exceed 1.25. (B/L No. 12871-10-12-13)
- (3) Notwithstanding subsection (1) of this section, in the RM3s District where amenities or affordable or special needs housing are provided in accordance with section 6.22 the floor area ratio may be increased by a further 0.25, but in no case shall the floor area ratio exceed 1.50. (B/L No. 12871-10-12-13)

203.6 Front Yard:

A front yard shall be provided of not less than 7.5 m (24.61 ft.) in depth.
(B/L No. 5591-69-11-17)

203.7 Side Yards:

- (1) For a building of 2 storeys or less in height a side yard shall be provided on each side of the building of not less than 4.5 m (14.76 ft.) in width.
- (2) For a building of 3 storeys a side yard shall be provided on each side of the building of not less than 6.0 m (19.69 ft.) in width. (B/L No. 5591-69-11-17)

203.8 Rear Yard:

A rear yard shall be provided of not less than 10.5 m (34.45 ft.) in depth.
(B/L No. 5591-69-11-17)

203.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw.

203.10 Car Wash Stall:

One car wash stall with a "No Parking" sign affixed to it shall be provided for each 100 dwelling units. (B/L No. 9429-90-09-17)