

202. MULTIPLE FAMILY RESIDENTIAL DISTRICT (RM2)

This District provides for a low to medium density multiple family area. (B/L No. 13940-18-12-03)

202.1 Uses Permitted in the RM2 and RM2uv Zoning Districts:

- (1) Uses, other than group homes, permitted in the R6 Residential District, subject to the regulations contained therein.
- (2) Multiple family dwellings, or groups of multiple family dwellings.
- (3) Dormitories, 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.
(B/L No. 14317-21-05-31)
- (4) 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.
- (5) Accessory buildings and uses.
- (6) Child care facilities.
- (7) 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 27m² (290.6 sq.ft.).
- (8) 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) 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;
 - (c) the number of studio units shall not be more than 25 percent of the total number of living units in the facility; and,
 - (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.
- (9) Temporary shelters. (B/L No. 14003-19-07-29)

202.2 Uses Permitted in the RM2r Zoning District:

- (1) Uses permitted in the RM2 District, excluding permitted uses in the R6 District, dormitory units or groups of dormitory units, and boarding, lodging and rooming houses, provided that the residential uses are restricted to purpose-built rental housing.
- (2) 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.).
- (3) Child care facilities, in conjunction with purpose-built rental housing.
- (4) Home occupations.
- (5) Accessory buildings and uses.
(B/L No. 14206-20-10-26)

202.3 Height of Buildings:

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

202.4 Lot Area and Width:

Each lot shall have an area of not less than 890 m² (9,580.19 sq. ft.) and a width of not less than 24.5 m (80.38 ft.).

202.5 Floor Area Ratio:

(1) The maximum floor area ratio in the RM2 and RM2r Districts shall be 0.70. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.20 multiplied by the ratio of parking spaces provided in underground parking or such structure parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM2 and RM2r Districts exceed 0.90. For clarity, the maximum floor area ratio permitted in the RM2r District shall be in addition to the FAR permitted for any other zoning district on the lot, including the RM2 District.

(2) Notwithstanding subsection (1) of this section, in the RM2 District, where amenities, affordable or special needs housing, or cash-in-lieu contributions are provided in accordance with section 6.22 of this bylaw, the floor area ratio may be increased by 0.10.

(B/L No. 14206-20-10-26)

(3) The maximum floor area ratio in the RM2uv District shall be 0.70. Where structured parking is provided due to topographic or geotechnical considerations as determined by the Director Planning and Building, or underground parking is constructed, the floor area ratio may be increased by 0.40 multiplied by the ratio of parking spaces provided in underground parking or such structured parking, to the total parking spaces provided, but in no case shall the floor area ratio in the RM2uv District in the Bainbridge Urban Village Community Plan Area and the Lochdale Urban Village Community Plan Area exceed 1.10. (B/L No. 14546-23-03-27)

202.6 Front Yard:

A front yard shall be provided of not less than 4.57 m (15 ft.) in depth.

202.7 Side Yard:

A side yard shall be provided on each side of the building of not less than 4.57 m (15 ft.) in width.

202.8 Rear Yard:

A rear yard shall be provided of not less than 4.57 m (15 ft.) in depth.

202.9 Off-Street Vehicle Parking:

Off-street vehicle parking shall be provided and maintained in accordance with Schedule VIII of this Bylaw. (B/L No. 14636-24-03-11)

202.10 Repealed (B/L No. 14598-23-11-06)

202.11 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this Bylaw. (B/L No. 14636-24-03-11)

202.12 Off-Street Bicycle Parking and End-of-trip Facilities:

Off-street bicycle parking and end-of-trip facilities shall be provided and maintained in accordance with Schedule X of this Bylaw. (B/L No. 14636-24-03-11)