

## **103. LOW-RISE APARTMENT 1 DISTRICT (R3)**

### **103.1 Intent**

The intent of this district is to provide low-rise residential apartment forms of up to 4 storeys, with opportunities for ground-oriented residential and limited neighbourhood-serving commercial uses.

### **103.2 Permitted Uses**

#### **103.2.1 R3 District**

Use	Conditions
<b>Principal</b>	
Multiple Family Dwellings	-
Dormitory	103.3
Emergency Shelter	6.25
Live-Work Units	103.3
Supportive Housing	103.3
<b>Secondary</b>	
Active Mobility Hub	103.3
Child Care Facility	103.3
Community Garden	103.3
Energy Generation	103.3
Personal and Business Services	103.3
Restaurant	103.3
Retail	103.3
<b>Accessory</b>	
Boarding Use	-
Home Occupation	6.8, 6.8A
Multi-Family Flex-Units	-
Short-Term Rental	6.29
Other Accessory Buildings, Structures, and Uses	6.6

#### **103.2.2 R3r Sub-District**

- (1) Uses permitted in the R3 District are permitted in the R3r Sub-District provided that Multiple Family Dwellings are restricted to purpose-built rental.

### 103.3 Conditions of Use

Use		Conditions
<b>Principal Uses</b>		
Dormitories		Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Live-Work Units		<ol style="list-style-type: none"> <li>1. The commercial portion of a live-work unit must be located at ground level, abutting a street, with a dedicated street-front entrance, and the residential portion must be located above or behind it.</li> <li>2. The uses permitted within the commercial portion of a live-work unit shall be limited to the permitted principal uses and associated conditions of the CM1 District.</li> <li>3. A designated living area shall be used solely for residential purposes and a designated working area shall be used primarily for work purposes. Neither shall be converted to other uses.</li> </ol>
Supportive Housing – Category A		<ol style="list-style-type: none"> <li>1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District; and</li> <li>2. Each living unit shall have a minimum floor area of 27 m<sup>2</sup>.</li> </ol>
Supportive Housing – Category B		<ol style="list-style-type: none"> <li>1. The use shall be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.</li> <li>2. Each living unit shall have a minimum floor area of: <ul style="list-style-type: none"> <li>• 33 m<sup>2</sup> for a studio unit;</li> <li>• 41 m<sup>2</sup> for a junior one-bedroom unit; and</li> <li>• 46 m<sup>2</sup> for a one bedroom unit.</li> </ul> </li> <li>3. The number of studio units shall not be more than 25 percent of the total number of living units in the facility.</li> <li>4. 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.</li> </ol>
<b>Secondary Uses</b>		
All Secondary Uses		<ol style="list-style-type: none"> <li>1. Secondary uses are subject to the CM1 District conditions of use in Section 310.3, with the exception of the following: <ul style="list-style-type: none"> <li>• Ground-level corner commercial units at a street corner are not restricted to personal and business services, restaurant, and retail uses.</li> </ul> </li> </ol>

Use	Conditions
	2. Secondary uses are subject to: <ul style="list-style-type: none"> <li>• a maximum of one storey above grade;</li> <li>• a maximum of 250 m<sup>2</sup> in gross floor area per commercial unit; and</li> <li>• the permitted setbacks of the R3 District.</li> </ul>

#### 103.4 Built Form and Siting

Regulations	R3
<b>Height</b>	
Maximum Height <sup>.1</sup>	4 storeys
Maximum Height for Non-Market Rental Housing	6 storeys
<b>Minimum Lot Line Setbacks</b>	
Street Yard <sup>.2</sup>	3.0 m
Lane Yard <sup>.2</sup>	1.2 m
Interior Side Yard	1.2 m
Interior Rear Yard	3.0 m

<sup>.1</sup> Additional storeys may be permitted subject to applicable conditional height provisions in Section 6.4.1.

<sup>.2</sup> The street or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the City, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

#### 103.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
  - (b) Schedule 8: Off-Street Parking
  - (c) Schedule 9: Off-Street Loading
  - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

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