



9.11 R3 - HIGH DENSITY RESIDENTIAL DISTRICT

9.11.1 R3 PURPOSE

The purpose of this District is to allow for high-density residential development including multi-attached dwellings, apartments and other supporting non-residential uses that may be appropriate to serve the high-density residential areas.



Figure 9.11a: Example R3 Building Forms

9.11.2 R3 PERMITTED AND DISCRETIONARY USES

a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 9.11.2 b) and c) and shall ensure:

- i. Personal Service; Professional, Office, Government, and Business Service; and Retail, General Uses are not permitted as a principal use in a stand-alone building and shall only be located at the ground floor of a Dwelling, Apartment.

| b) R3 PERMITTED USES | c) R3 DISCRETIONARY USES |
|---|--|
| Assisted Living Facility | Child Care Facility |
| Dwelling, Apartment | Personal Service |
| Dwelling, Multi-Attached | Professional, Office, Government, and Business Service |
| Home Office | Retail, General |
| Public Utility | Show Home |
| Renewable Energy Device, Limited | Temporary Sales Centre |
| Sign, A-Frame | |
| Sign, Fascia | |
| Sign, Flag | |
| Sign, Freestanding | |
| Accessory development to any use listed in subsection 9.11.2 b) or c) | |



9.11.3 R3 LOT SUBDIVISION STANDARDS

| | INTERIOR OR CORNER LOT |
|--------------|---|
| a) Lot Width | At the discretion of the Development Authority |
| b) Lot Depth | At the discretion of the Development Authority |
| c) Lot Area | 700.0m ² (7,534.7ft ²) minimum |

9.11.4 R3 DEVELOPMENT STANDARDS

| | INTERIOR LOT | CORNER LOT | |
|------------------|--|------------|-----------------------|
| a) Front Setback | 6.0m (19.7ft) minimum | Front | 6.0m (19.7ft) minimum |
| | | Flanking | 3.0m (9.8ft) minimum |
| b) Side Setback | 3.0m (9.8ft) minimum | | |
| c) Rear Setback | Principal Building: 7.5m (24.6ft) minimum | | |
| | Accessory Building: 3.0m (9.8ft) minimum | | |
| d) Height | Principal Building: Four (4) storeys, 16.0m (52.5ft) maximum | | |
| e) Lot Coverage | 50% maximum for principal building | | |
| | 60% maximum for all buildings and structures | | |
| f) Density | 100 units/net hectare, maximum | | |

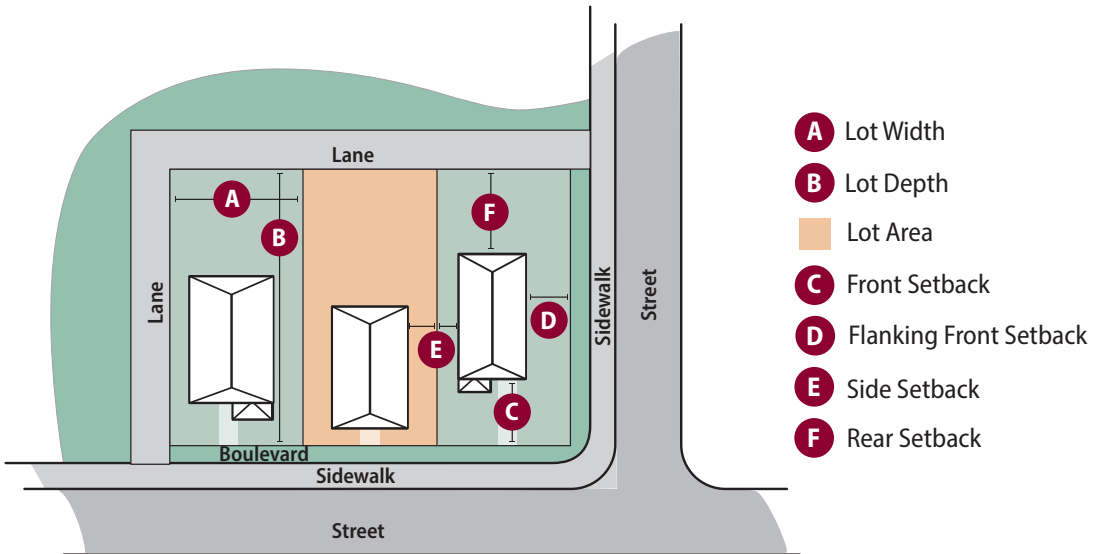


Figure 9.9b: R3 Subdivision and Development Standards



9.11.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR R3:

- a) Where a lane exists, apartment and multi-attached dwellings shall be designed such that vehicular access is from the rear of the property.
- b) Where a lane exists, attached, or detached front garages shall be discouraged.
- c) Apartment dwelling developments shall include amenity areas as follows:
 - i. Indoor amenity area of 7.5m² (80.7ft²) per unit, which may include covered or uncovered balconies and other indoor common recreational facilities including multipurpose facilities, gymnasium, or other similar facilities; and
 - ii. Outdoor amenity area totaling a minimum of 10% of the site area, which may include outdoor recreational uses such as a gazebo, outdoor seating, children's play area, or similar facilities.
- d) Front and rear yards shall be considered as amenity areas for multi-attached dwelling developments.
- e) Where there are two (2) or more buildings on one lot, there shall be a minimum separation distance of 6.0m (19.7ft) between each building.
- f) Residential units on a ground floor fronting a public sidewalk shall provide a minimum at grade separation of 1.0m (3.3ft).
- g) For multi-building developments, the buildings shall relate to each other and to the site, in particular, in respect to such matters as appearance, provision of adequate light, privacy, and landscaping.
- h) Multi-attached dwellings shall be setback a minimum of 6.0m (19.7ft) from internal private roadways.
- i) The Development Authority may approve a storage compound on site for the storage of large trucks, recreational vehicles, and similar equipment. There shall be no outdoor storage of furniture or other similar equipment.
- j) Waste collection areas shall generally be located at the rear of the site and appropriately screened from adjacent properties and the public roadway using appropriate landscaping measures to the satisfaction of the Development Authority.



- k) All development and uses within this Land Use District are subject to the applicable provisions of **Part 6 – General Regulations for all Land Use Districts**, **Part 7 – Parking and Loading Standards**, **Part 8 – Sign Regulations**, and Sections 9.1 to 9.7 of **Part 9 – Residential Land Use Districts**.