

7.11 High Density Residential (R8)

7.11.1 Intent

The High Density Residential zone is oriented towards higher-intensity, pedestrian-oriented residential developments providing apartment buildings, row houses, back-to-back townhomes or stacked townhomes on serviced Parcels.

7.11.2 Principal Uses

The following Principal Uses are permitted in the zoning district designated R8:

- a. Dwelling, Multiple Unit Apartment;
- b. Dwelling, Multiple Unit Townhome.

7.11.3 Discretionary Uses

Subject to the regulations outlined in Section 4.5, the Development Approving Officer may approve any of the following uses, with or without conditions:

- a. Short-Term Rental.

7.11.4 Secondary Uses

The following Secondary Uses are permitted in the zoning district designated R8:

- a. Accessory Building;
- b. Daycare Centre, Major;
- c. Daycare Centre, Minor;
- d. Home-based Business.
- e. Secondary Suite in a Multiple Unit Townhome.



7.11.5 Subdivision Regulations

- a. Parcels to be created in the R8 zone must conform to Table 7.11.5:

Table 7.11.5 Subdivision Regulations				
Use	Parcel Type	Minimum Parcel Area	Minimum Parcel Width	Minimum Parcel Depth
Dwelling, Multiple Unit Apartment	Lane Access	360 m ²	18 metres	20 metres
	Front Access	360 m ²	18 metres	20 metres
	Corner	400 m ²	20 metres	20 metres
	Lane Access Corner	400 m ²	20 metres	20 metres
	Panhandle	360 m ² , not including the panhandle access	18 metres, excluding the panhandle access	20 metres, excluding the panhandle access
	Pie	360 m ²	6 metre frontage and average width of 18 metres	20 metres
Dwelling, Multiple Unit Townhome	Lane Access	360 m ²	18 metres	20 metres
	Front Access	360 m ²	18 metres	20 metres
	Corner	400 m ²	20 metres	20 metres
	Lane Access Corner	400 m ²	20 metres	20 metres
	Panhandle	360 m ² , not including the panhandle access	18 metres, excluding the panhandle access	20 metres, excluding the panhandle access
	Pie	360 m ²	6 metre frontage and average width of 18 metres	20 metres

- b. Notwithstanding the regulations in Table 7.11.5, in the case of a Multiple Unit townhome subdivided for the purpose of creating adjoining Dwelling Units for individual ownership, the new Parcels so created must not have a Parcel Area less than 78 m².
- c. Notwithstanding the regulations in Table 7.11.5, in the case of a Multiple Unit townhome subdivided for the purpose of creating adjoining Dwelling Units for individual ownership, the new Parcels so created must not be less than 3.9 metres in width.



7.11.6 Site Development Regulations *

a. Site development in the R8 zone must conform to Table 7.11.6:

Table 7.11.6 Site Development Regulations								
Use	Parcel Type	Maximum Density (units per hectare of usable site area)	Minimum Front Setback	Minimum Interior Side Setback	Minimum Exterior Side Setback	Minimum Rear Setback	Maximum Height See Section 7.11.6(b)	Maximum Parcel Coverage
Dwelling, Multiple Unit Apartment	Lane Access	225, except as outlined in 7.11.6(d)	0 metres	1.2 metres	N/A	0.9 metres	Lesser of 22 metres or 5 storeys	80%, except as outlined in 7.11.6(e)
	Front Access		0 metres	1.2 metres	N/A	3 metres	Lesser of 22 metres or 5 storeys	
	Corner		0 metres	1.2 metres	2.8 metres	3 metres	Lesser of 22 metres or 5 storeys	
	Lane Access Corner		0 metres	1.2 metres	2.8 metres	0.9 metres	Lesser of 22 metres or 5 storeys	
	Panhandle		3 metres, not including panhandle access	1.2 metres, excluding panhandle access	2.8 metres, excluding panhandle access	3 metres	Lesser of 22 metres or 5 storeys	
	Pie		0 metres	1.2 metres	2.8 metres	3 metres	Lesser of 22 metres or 5 storeys	
Dwelling, Multiple Unit Townhome	Lane Access	225, except as outlined in 7.11.6(d)	3 metres	1.2 metres	N/A	5 metres	Lesser of 18 metres or 4 storeys	
	Front Access		5 metres	1.2 metres	N/A	3 metres	Lesser of 18 metres or 4 storeys	
	Corner		5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 18 metres or 4 storeys	
	Lane Access Corner		3 metres	1.2 metres	2.8 metres	5 metres	Lesser of 18 metres or 4 storeys	
	Panhandle		3 metres, not including panhandle access	1.2 metres, excluding panhandle access	2.8 metres, excluding panhandle access	3 metres	Lesser of 18 metres or 4 storeys	
	Pie		5 metres	1.2 metres	2.8 metres	3 metres	Lesser of 18 metres or 4 storeys	
Accessory Building	all Parcel types	N/A	Front Building Line	1.2 metres	1.2 metres	1.2 metres	Lesser of 5 metres or 1.5 storeys	

- b. Multiple Unit Apartment Dwelling and Multiple Unit Townhome Dwelling must be a minimum of 2 storeys in height.
- c. Notwithstanding the regulations in Table 7.10.6, for Multiple Unit Townhome Dwelling, if a Parcel has multiple Accesses, the corresponding Front, Exterior Side, and/or Rear Setback for a Principal Building is 5 metres.
- d. Notwithstanding the regulations in Table 7.11.6, if 20% of the total Dwelling Units are affordable housing, the maximum density may be increased, as per Table 4.26.

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- e. Notwithstanding the regulations in Table 7.11.6, Parcel Coverage may be increased to a maximum of 95% with use of permeable surface materials for driveways and/or pathways on at least 15% of the total Parcel Area.
 - f. Private Open Space must be provided for each Multiple Unit Apartment Dwelling Unit and Multiple Unit Townhome Dwelling Unit based on the following:
 - i. 10 m2 for each three or more bedroom unit; and
 - ii. 7.5 m2 for each two bedroom unit; and
 - iii. 5 m2 for each one bedroom unit or bachelor unit.
 - g. Open Space in the minimum amount of 5% of the Parcel Area must be provided for purpose-built or Strata Multiple Unit Apartment or Multiple Unit Townhome Dwelling developments.
 - h. Notwithstanding the regulations in Table 7.11.6, the Interior Side Setback for Multiple Unit Townhome Dwellings is 0 metres where adjoining units share a Parcel Line.
 - i. Notwithstanding the regulations in Table 7.11.6, the Interior Side Setback for Multiple Unit Townhome Dwelling Garages with Access off a Lane is 0 metres when adjoining Garages share a Parcel Line.
 - j. For building strata developments, the minimum Setback from the inner curb of the internal road is 1.5 metres to the building face and 4.8 metres to the front of a Garage.
 - k. Minimum separation between buildings is as following:
 - i. 3 metres between Principal Buildings;
 - ii. 3 metres between Principal Buildings and Detached Secondary Dwellings; and
 - iii. 1.5 metres between Accessory Buildings and other Structures.

7.11.7 Conditions of Use

- a. Each Multiple Unit Townhome Dwelling building must contain a minimum of three and a maximum of eight Dwelling Units.
- b. For Multiple Unit Townhome Dwellings constructed on a Parcel Line, the boundary between the Parcels must project in a straight line throughout the length of the Dwellings.
- c. For Multiple Unit Townhome Dwellings, Corner Parcel Dwelling Units must face the Flanking Street.

7.11.8 Other Regulations

- a. All Structures and Uses must comply with Part 4;
- b. Off-street parking and loading must comply with Part 5;
- c. Landscaping and Screening must comply with Part 6.

