

SECTION 116 R2 – MIXED MEDIUM TO HIGH DENSITY RESIDENTIAL DISTRICT

(1) GENERAL PURPOSE

The purpose of this District is to accommodate a mix of medium to high density Dwelling types within the block face, in order to provide flexibility in the design and Development of neighbourhoods. The District is intended to emphasize complementary interface of Development with the Street and with each other.

Permitted Uses	Discretionary Uses
• Accessory Buildings • Home Occupation, Minor • Multi-Unit Dwellings but only in accordance with Section 1(c) and (d) of this District • Row Housing Development • Row Housing, Stacked • Row Housing, Street Oriented with rear attached Garage	• Assisted Living Facility but only in accordance with Section 1(c) and (d) of this District • Bed and Breakfast Establishment • Boarding and Lodging House • Child Care Facility • Designated Assisted Living Facility but only in accordance with Section 1(c) and (d) of this District • Duplex • Family Day Home • Group Homes, Limited • Home Occupation, Major • Public Utility Building • Religious Assembly • Row Housing, Street Oriented • Sales Centre • Semi-Detached Dwelling • Show Home • Special Care Facility but only in accordance with Section 1(c) and (d) of this District

(Bylaw C-942-15, Jan. 29, 2016)
(Bylaw C-1057-18, March 18, 2019)
(Bylaw C-1096-19, May 29, 2020)
(Bylaw C-1104-19, May 29, 2020)
(Bylaw C-1269-23, Feb. 12, 2024)
(Bylaw C-1446-26, July 6, 2026)

a) Notwithstanding Section 116 (1), a Home Occupation, Minor shall be a discretionary Use in Multi-Unit Dwellings.

(Bylaw C-1269-23, Feb. 12, 2024)

- b) Notwithstanding Section 116(1), a Child Care Facility or Religious Assembly shall be discretionary only as an Accessory Use to a Multi-Unit Dwelling.
(Bylaw C-865-13, Feb. 10, 2014 and Bylaw C-942-15, Jan. 29, 2016)
- c) Multi-Unit Dwellings, Assisted Living Facility, Designated Assisted Living Facility or Special Care Facility shall be a Permitted or Discretionary Use for a Site only in the following circumstances:
- (i) An application for subdivision approval for the Use on the Site is approved on or before November 1, 2026, or;
 - (ii) An application for subdivision approval for the Use is made to the Subdivision Authority and deemed complete, on or before November 1, 2026, and approved.
- d) Notwithstanding the 'Non-Conforming Use and Non-Conforming Buildings' section of the Municipal Government Act, and the 'Non-Conforming Uses and Buildings' section of the Land Use Bylaw, Multi-Unit Dwellings, Assisted Living Facility, Designated Assisted Living Facility and Special Care Facility shall be a Permitted or Discretionary Use for a Site as set out in Section 116(1) if a Development Permit was issued for the Use in accordance with subsection (c) above, and the Building constructed under the authority of the Development Permit is damaged or destroyed.
(Bylaw C-1446-26, July 6, 2026)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

	Site Standard	
Site Area (Minimum):	- Multi-Unit Dwellings - Row Housing Developments	800 m² 800 m²
Site Width (Minimum)	- Row Housing, Street Oriented with rear attached Garage - Row Housing, Street Oriented with rear attached Garage (End Unit)	4.2 m 5.5 m
Site Depth (Minimum)	Row Housing, Street Oriented with rear attached Garage	25.0 m
Front Yard Setback (Minimum):	- Principal Building - Attached Garage - For any Development in excess of three Storeys. May be used for outdoor Amenity Area - Row Housing, Street Oriented with rear attached Garage	3.0 m 6.0 m 6.0 m 4.5 m

	Site Standard	
Side Yard Setback (Minimum):	- Principal Buildings three Storeys or less - Principal Buildings three Storeys or less Abutting a Street - Principal Buildings four Storeys or more - Row Housing, Street Oriented with rear attached Garage - Row Housing, Street Oriented with rear attached Garage Abutting a Street	2.0 m 3.0 m 4.5 m 1.2 m 3.0 m
Rear Yard Setback (Minimum):	- Principal Building, Corner Site - Attached Garage accessed from an Alley, Corner Site - Attached Garage accessed from an Alley, all other Sites - All other Principal Buildings	4.5 m 3.0 m 6.0 m 7.0 m
Height (Maximum):	- Four Storeys not exceeding 15.0 m for Developments Abutting a Residential District that allows Single Detached Dwelling as a Permitted Use. - For all other areas, notwithstanding Section 14 (4), a variance may be granted for Multi-Unit Dwellings for Height up to six Storeys or 23 m considering but not limited to: a) Surrounding land uses; b) Shading of surrounding properties; and c) Capacity of road network.	
Density:	40 units per net hectare (minimum) 150 units per net hectare (maximum)	
Site Coverage (Maximum):	- Row Housing Developments - Street Oriented Row Housing (all types) - All other developments	65% 50% for end units; 57% for internal Dwelling units with no Side Yard. In cases where the garage is not an integral part of the principal dwelling, the Dwelling shall not exceed 40% coverage with the total site coverage at 57% 50%
Amenity Area (Minimum):	7.5 m² per Dwelling for Row Housing for private outdoor Amenity Area 7.5 m² per Dwelling for Multi-Unit Dwellings for common Amenity Area	

(Bylaw C-1096-19, May 29, 2020)
(Bylaw C-1104-19, May 29, 2020)

(a) *Deleted*

(Bylaw C-1446-26, July 6, 2026)

(b) Duplexes and Semi-Detached Dwellings shall use the development regulations in the R1 – Mixed Low to Medium Density Residential District

(Bylaw C-1356-24, October 15, 2024)

(3) ADDITIONAL REGULATIONS

- (a) Notwithstanding the Front Yard and Side Yard requirements in (2), in the case of corner sites, the Development Officer shall determine the Setback for the additional Front Yard or Street Side Yard in accordance with Section 29 of this Bylaw and take into account the context of the Site and orientation of other Developments and Buildings on Adjacent Sites, the block face, and within the neighbourhood.
- (b) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:
 - (i) Playground equipment;
 - (ii) Benches, picnic tables, or other seating;
 - (iii) A gazebo or other shelter;
 - (iv) A Patio;
 - (v) Courtyards;
 - (vi) Gardens; or
 - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific Development under consideration.
- (c) Row Housing, Street Oriented shall be developed:
 - (i) On its own block face;
 - (ii) In accordance with the applicable regulations of the R1 District;
 - (iii) With each dwelling individually defined through a combination of architectural features that may include variations in the rooflines, projection or recession of the façade, porches or entrance features, building materials, or other treatments;
 - (iv) With the façades of a principal building abutting the front lot line and flanking side lot line on corner sites, using consistent building materials and architectural features; and
 - (v) Cross lot drainage easements may be required for surface drainage and roof leader drainage to accommodate center units.

- (d) Development on Lot 8B, Plan 9424151 and Lot 9, Block 1, Plan 1027111 shall:
 - (i) Follow the Urban Village Design Guidelines set out in the Pioneer Lands Area Structure Plan – Gateway Lands Amendment, adopted November 14, 2011; and
 - (ii) Where the Design Guidelines conflict with other regulations of the Land Use Bylaw, the Design Guidelines shall take precedence.
- (e) Assisted Living and Designated Assisted Living developments shall provide 10% of the site area in the form of outdoor amenity area. In the case of Designated Assisted Living developments the amenity area may be fenced for security purposes.