

8.2 Residential High Density Zone (R6)

- .1 Purpose:

The purpose of this zone is to provide high density multiple dwelling housing.
- .2 Principal Permitted Uses:
 - (a) apartment;
 - (b) congregate housing;
 - (c) rowhouse; and
 - (d) special needs housing;
 - (e) notwithstanding Section 8.2.2 of this bylaw, the permitted use for Lot 5, Plan 1206, Block 30, District Lot 6308, Land District 14, Coast District, Range 5 includes single detached dwelling.
- .3 Accessory Permitted Uses:
 - (a) accessory buildings and structures;
 - (b) amenity area;
 - (c) home occupation, excluding bed and breakfast; and
 - (d) recreation vehicle storage.

Regulations

- .4 Minimum Lot Area: 1,600 m².
- .5 Minimum Lot Width: 30 m.
- .6 Minimum Setbacks to Lot Lines:
 - (a) principal buildings:
 - i. front yard – 7.5 m;
 - ii. interior side yard for buildings less than 2 storeys – 4.5 m;
 - iii. interior side yard for buildings over 2 storeys – 7.5 m;
 - iv. exterior side yard – 7.5 m; and
 - v. rear yard – 7.5 m.
 - (b) accessory buildings and structures:
 - i. front yard – 7.5 m;
 - ii. interior side yard – 1.5 m;

- iii. exterior side yard – 7.5 m; and
 - iv. rear yard – 1.5 m.
- .7 Maximum Height:
 - (a) principal buildings – 14 m; and
 - (b) accessory buildings and structures – 5 m.
- .8 Maximum Density
 - (a) 60 dwelling units per hectare; and
 - (b) despite 8.1.8(a) where provision for special needs housing is provided, as defined in Section 2.3 and regulated in Section 3.17 of this Bylaw, this density may be increased to 65 dwelling units per hectare.
- .9 Minimum Floor Area:
 - (a) apartments:
 - i. bachelor units – 50 m²;
 - ii. one bedroom unit – 65 m²;
 - iii. two bedroom unit – 72 m²; and
 - iv. three bedroom unit or greater – 85 m².
 - (b) rowhouse:
 - i. one bedroom unit – 70 m²;
 - ii. two bedroom unit – 85 m²; and
 - iii. three bedroom unit or greater – 95 m².
- .10 Maximum Lot Coverage:
 - (a) all buildings – 40%; and
 - (b) all buildings, driveways, and parking areas – 60%.
- .11 Recreation Vehicle Storage:
 - (a) must not be located within the front yard setback.
 - (b) must be screened and landscaped according to section 3.14 of this bylaw.
- .12 Off-street Parking and Loading: in accordance with Schedule 2 of this Bylaw.
- .13 General Regulations:
 - (a) in accordance with Section 3.0 of this Bylaw; and

(b) despite the general regulations, other than the required yard setbacks, for rowhouse and apartments, a minimum of 7 m² per bachelor unit; 12 m² per one bedroom unit; and 18 m² per each two or more bedroom unit of amenity area is required.

.14 Specific Use Regulations: in accordance with Section 4.0 of this Bylaw.