

9.16 HR2 : Hillside Residential Multi-Family

9.16.1 Purpose

To provide a **zone** for the **development** of multi-family housing in hillside residential areas.

9.16.2 Primary Uses

- four-plex housing
- row housing
- semi-detached housing
- stacked row housing
- three-plex housing

9.16.3 Secondary Uses

- care centres, minor
- group home, minor
- home based businesses, minor

9.16.4 Subdivision Regulations

Lot Type	Minimum Lot area		Minimum Lot Width	
	interior	corner	interior	corner
Four-Plex Housing	780m ²	820m ²	29.0m	30.5m
Row Housing	1100m ²	1150m ²	35.0m	36.5m
Semi-Detached Housing	370m ²	410m ²	17.0m	18.5m
Stacked Row Housing	1100m ²	1150m ²	23.0m	24.5m
Three-Plex Housing	550m ²	590m ²	23.0m	24.5m

- Minimum **lot area** is 10,000m² if not serviced by **community sewer system**.
- Maximum **density** is 55.0 units per gross hectare (22 units/gross acre). For the purposes of calculating developable area, **lot yield**, and **density** predevelopment **lot** areas with 30% slope or greater shall be excluded.

9.16.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot area			Minimum Lot Width		
	interior two party walls	interior one party wall	corner	interior two party walls	interior one party wall	corner

Four-Plex Housing	185m ²	230m ²	270m ²	6.0m	8.5m	10.0m
Row Housing	185m ²	230m ²	270m ²	6.0m	8.5m	10.0m
Semi-Detached Housing	N/A	230m ²	270m ²	N/A	8.5m	10.0m
Stacked Row Housing	185m ²	230m ²	270m ²	6.0m	8.5m	10.0m
Three-Plex Housing	185m ²	230m ²	270m ²	6.0m	8.5m	10.0m

- Minimum **lot area** is 10,000m² if not serviced by **community sewer system**.
- Maximum **density** is 55.0 units per gross hectare (22 units/gross acre). For the purposes of calculating developable area, **lot yield** and **density**, predevelopment **lot** areas exceeding 30% slope shall be excluded.

9.16.6 Development Regulations

- Maximum **site coverage** is 55% and together with driveways, parking areas and all other **impermeable surfaces** shall not exceed 60%. That portion of the **lot** with a slope exceeding 30% shall be excluded from site coverage calculations.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.0m, and it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry, or it is 0.6m to the side of the garage and 4.0m to the front building façade for side-entry garage and driveway layouts.
- Minimum **side yard** is 2.5m, or 0.0m for shared interior **party walls**, except it is 4.0m from a **flanking street** and 6.0m from the back of curb or sidewalk to the garage where driveway access is from the **flanking street**.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m.
- Minimum **building** width of each unit is 6.0m.
- Where more than one **building** is to be located on a **lot** the minimum horizontal distance between **buildings** shall be 4.0m.

9.16.7 Other Regulations

- The above noted **subdivision** and **development** regulations shall be applied to each bareland strata **lot** within the bareland strata plan.
- A minimum area of 15.0m² of usable private **open space** shall be provided per **dwelling**. Usable private **open space** must have a slope angle of 12% or less and must be accessible from the **dwelling** it is being provided for.
- Areas of a **lot** greater than 30m² and exceeding 30% slope shall be protected as undisturbed **open space**, and shall be free from **buildings, structures** or **development**.
- Any areas disturbed as a function of approved **lot development** that are greater than 30m² and exceeding 30% slope shall be rehabilitated with site appropriate native vegetation and provided drip irrigation for a period of two years; once rehabilitation is complete the irrigation system it to be removed and the area shall be protected as undisturbed **open space** and shall be free from **buildings, structures** or **development**.
- Buildings are to be natural earth tone colours, no reflective exterior building materials and mirror or reflective treated glass are permitted.
- All **development** on areas that have a slope of 12% or greater for 10% or more of the lot shall be subject to the Hillside Guidelines.

- Prior to any site disturbance or **lot development** the following must be mapped and integrated into **development** plans: identified natural features, sensitive habitat, landforms, and water features that have setbacks, protected areas, covenant areas, or areas that require permits from the Ministry of Environment, Fisheries and Oceans Canada, Integrated Land Management Bureau or other senior government agencies. For additional information and requirements please refer to charges that may appear on the **lot** title, associated permits and the Environmental Management Area Strategy.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)