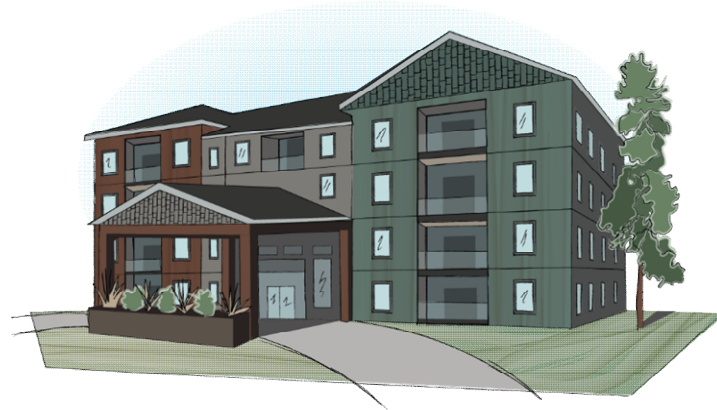


## ▲ 9.4 MUM – Multi-Unit: Medium Scale

### 9.4.1 Purpose

To allow for a range of small to medium scale housing development up to 4 **Storeys** in **Height**, in the form of low-rise **Single Stair Egress Apartment Buildings, Apartment Housing, Stacked Townhouses,** and **Townhouses** and multi-unit housing in developing and redeveloping areas. **Detached Housing, Duplex Housing** and **Semi-Detached Housing** development is not intended in this zone unless it forms part of a **Medium Scale Multi-Unit Housing** development. (Bylaw 6012)



### 9.4.2 Permitted Uses

**Uses** permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<b>Housing</b>		
Large Scale Multi-Unit Housing	●	
Medium Scale Multi-Unit Housing	●	
Small Scale Multi-Unit Housing	●	
<b>Commercial</b>		
Home Based Business		●
Office		●
Short-term Rental Accommodation		●
<b>Community</b>		
Housing Care Centre	●	
Supportive Housing	●	
<b>Agricultural</b>		
Urban Agriculture		●

### 9.4.3 Density of Housing Use

The maximum **Density** is 1.25 **FAR**.

### 9.4.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 1,000 m<sup>2</sup> (0.25 ac)

Minimum **Lot Width**: **Interior Lot**: 20 m  
**Exterior Lot**: 26 m

### 9.4.5 Siting of Buildings

- .1 **Buildings** and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**, according to the character of the **Building** or **Structure** described in the table. *(Bylaw 6012)*
- .2 For a **Garage** or carport that does not have an entry facing a **Street**, the setback from the **Street** shall be the same as the setback for a **Dwelling Unit**. *(Bylaw 6012)*

<b>Lot Line Abutting a:</b>	<b>Minimum Setback</b>		
	<b>Dwelling Unit(s)</b>	<b>Accessory Building(s)</b>	<b>Garage or carport or Parkade Entrance</b>
<b>Street</b>	4.0 m	4.0 m	6.0 m
<b>Laneway or Alley</b>	1.5 m	1.5 m	N/A
<b>Lot</b>	3.0 m	1.5 m	N/A
<b>Party Wall</b>	0.0 m	0.0 m	N/A

### 9.4.6 Size of Buildings

**Buildings** and **Structures** of the type indicated in the left-hand column of the following table must not exceed the **Height** indicated in the right-hand column of the table.

<b>Type</b>	<b>Maximum Height</b>
<b>Dwelling Unit(s)</b>	18 m (4 <b>Storeys</b> )
<b>Accessory Dwelling Unit(s)</b>	8 m (2 <b>Storeys</b> )
<b>Accessory Building(s)</b>	4.5 m

## 9.4.7 Development Regulations

1. **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated. *(Bylaw 6012)*

Minimum <b>Landscaping Area</b>	Minimum <b>Common &amp; Private Amenity Area(s)</b>
30%	5 m <sup>2</sup> / studio <b>Dwelling Unit</b> 10 m <sup>2</sup> / 1 bedroom <b>Dwelling Unit</b> 15 m <sup>2</sup> / <b>Dwelling Unit</b> with more than 1 bedroom
A minimum of 4 m <sup>2</sup> per <b>Dwelling Unit</b> of the required <b>Amenity Area</b> must be configured as <b>Common Amenity Area</b> that is accessible to all residents and must not be located within the required <b>Setbacks</b> . <i>(Bylaw 6012)</i>	

2. Maximum total length of any **Building Frontage** for new construction, and of additions including the length of an existing **Building Frontage**, is 100 m.
3. Common **Buildings**, facilities and amenities in strata plans shall be treated as **Accessory Buildings** for the purposes of determining their permitted **Height** and siting.
4. One **Office** may be operated for management and operation of the multi-unit housing development. No other **Office Uses** are permitted.
5. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. *(Bylaw 6012)*
6. *(Deleted – Bylaw 6012)*
7. A 1.5 m wide, lit, and clearly marked pathway from the **Street** to the main entrance of **Dwelling Units** must be provided. *(Bylaw 6012)*