

## ▲ 9.5 MSH – Medium Scale Housing

### 9.5.1 Purpose

To allow for a range of medium to large scale housing development up to 6 **Storeys** in **Height**, in the form of **Apartment Housing**, **Single Stair Egress Apartment Buildings**, and **Stacked Townhouses** on individual lots and land assemblies. **Detached Housing**, **Duplex Housing**, **Semi-Detached Housing**, and **Townhouse** development is not intended in this zone unless they form part of a **Medium** or **Large Scale Multi-Unit Housing** development.

(Bylaw 6012)



### 9.5.2 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
<i>Housing</i>		
Large Scale Multi-Unit Housing	●	
Medium Scale Multi-Unit Housing	●	
Small Scale Multi-Unit Housing	●	
<i>Commercial</i>		
Accessory Parking		●
Home Based Business		●
Office		●
Short-term Rental Accommodation		●
<i>Community</i>		
Housing Care Centre	●	
Supportive Housing	●	
<i>Agricultural</i>		
Urban Agriculture		●

### 9.5.3 Density of Housing Use

The maximum **Density** is 3.0 **FAR**.

## 9.5.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 1,400 m<sup>2</sup> (0.35 ac)  
 Minimum **Lot Width**: **Interior Lot**: 30 m  
**Exterior Lot**: 36 m

## 9.5.5 Siting of Buildings

**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)

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

## 9.5.6 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>	30 m (6 <b>Storeys</b> )
<b>Accessory Building(s)</b>	4.5 m

- .1 For the purposes of calculating **Height** in this zone, parking levels below **Finished Grade** will not count as a **Storey**, and up to 2 levels of parking above **Finished Grade** will not count as a **Storey**. (Bylaw 6012)
- .2 For the purposes of calculating **Height** in this zone, rooftop accesses and enclosed storage areas that service rooftop **Common Amenity Areas** will not count as a **Storey**. (Bylaw 6012)

## 9.5.7 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 Landscaping Area	Minimum Common & Private Amenity Area(s)
25%	5 m <sup>2</sup> / bachelor Dwelling Unit 10 m <sup>2</sup> / 1 bedroom Dwelling Unit 15 m <sup>2</sup> / Dwelling Unit with more than 1 bedroom
A minimum of 4 m <sup>2</sup> per Dwelling Unit of the required Amenity Area must be configured as Common Amenity Area that is accessible to all residents and must not be located within the required Setbacks. (Bylaw 6012)	

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)