

▲ 9.5 MSH – Medium Scale Housing

9.5.1 Purpose

To allow for a range of medium scale housing development up to 8 **Storeys in Height**, in the form of multi-unit housing in developing and redeveloping areas. **Small Scale Multi-unit Housing** development is not intended in this zone unless they form part of a **Medium** or **Large Scale Multi-unit Housing** development.



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
Housing		
Large Scale Multi-unit Housing	●	
Medium Scale Multi-unit Housing	●	
Small Scale Multi-unit Housing	●	
Commercial		
Accessory Parking		●
Home Based Business		●
Office		●
Short-term Rental Accommodation		●
Community		
Housing Care Centre	●	
Supportive Housing	●	
Agricultural		
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 m² (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 right-hand column of the table.

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

Type	Maximum Height
Dwelling Unit(s)	30 m (8 Storeys)
Accessory Building(s)	4.5 m

9.5.7 Development Regulations

- 1 **Lots** in this zone must be provided with **Landscaping** to at least the extent indicated in the left-hand column of the following table and **Dwelling Units** must be provided with **Amenity Areas** of at least the extent indicated in the right-hand column of the table.

Minimum Landscaping Area	Minimum Common & Private Amenity Area(s)
25%	5 m ² / bachelor Dwelling Unit 10 m ² / 1 bedroom Dwelling Unit 15 m ² / Dwelling Unit with more than 1 bedroom

- 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 to the development is only permitted through either a **Drive Aisle** shared by at least 3 units or a rear **Laneway**.
- .6 A **Small Scale Multi-Unit Housing Use** must only be located on the same **Lot** or **Site** as a **Medium** or **Large Scale Multi-Unit Housing Use**.

