

Residential Zones Quick Reference

Housing type, form & density

SINGLE & TWO DWELLING ZONES

RU1-Large Lot Housing RU2 -Medium Lot Housing RU3-Small Lot Housing

To provide a zone for single detached homes, on small, medium and large lots.

- Max 40% site coverage of all buildings
- Max. Height 10 m
- Carriage houses are permitted on all properties within the Core Area
- Outside the Core Area properties must have a subzone "c" designation



RU4-Duplex Housing

To provide a zone for duplex and semi-detached housing with compatible secondary uses, on larger serviced urban lots.

- Max 40% site coverage of all buildings
- Max. Height 10 m
- Carriage houses are permitted on all properties within the core area
- Outside the Core Area properties must have a subzone "c" designation



RU5-Multiple Single Detached Housing

To provide a zone for multiple single detached homes, and compatible secondary uses, on a single serviced urban lot.

- Max 40% site coverage of all buildings
- Max. Height 10 m



MULTIPLE DWELLING ZONES

MF1- Infill Housing

Formerly known as RU7, the purpose of MF1 is to provide a zone for infill development within the Core Area of the City limited to ground oriented units up to 2 storeys.



- Minimum lot size and density for properties fronting on to a Transit Supportive Corridor as identified within the 2040 OCP
- 1050 m² for lots on a lane and 1600 m² for lots without a lane
- 0.8 FAR with a lane
- 0.6 FAR without a lane
- No bonus height or density available for MF1 lots

MF2- Townhouse Housing

To provide a zone for ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.



- Minimum lot size and density for properties fronting on to a Transit Supportive Corridor
- 1050 m² for lots on a lane and 1600 m² for lots without a lane
- Base 1.0 FAR, with additional density and height available for rental and affordable housing projects
- Minimum common and private amenity space required per unit



MF3- ApartmentHousing

To provide a zone primarily for apartments ranging up to 6 storeys on serviced urban lots with various commercial uses permitted on transit supportive corridors.



- Minimum lot size and density for properties fronting on to a Transit Supportive Corridor.
- 1050 m² for lots on a lane and 1600 m² for lots without a lane.
- Max FAR = 1.3 for 4 storeys and below & Max FAR = 1.8 for 5 storeys and above
- Additional density and height available for rental and affordable housing projects.
- Minimum common and private amenity space required per unit.