

Section 7 MEDIUM RESIDENTIAL (R2) ZONE

7.1 Medium Density Residential Zone Regulations

No person shall use any land or erect, alter or use any building or structure in the Medium Density Residential – R2 Zone except in accordance with the following provisions.

7.2 Permitted Main Uses

1. Converted Dwelling
2. Public Authority Use or Public Utility subject to **Section 4.31**
3. Quadraplex Dwelling
4. Rowhouse or Townhouse
5. Triplex dwelling

7.3 Permitted Accessory Uses, Buildings and Structures

1. Accessory Uses, Buildings and Structures subject to **Section 4.1**
2. Accessory Apartment or Apartment-in-a-House to a Rowhouse or Townhouse only
3. Home Based Business subject to **Section 4.13**

7.4 Zone Requirements

The zone requirements for permitted uses in the R2 Zone shall be as set out in **Table 7.4**.

Table 7.4 – R2 Zone Requirements			
	Converted Dwelling	Quadraplex Dwelling, Triplex Dwelling	Rowhouse or Townhouse Dwelling
Minimum Lot Area	900 m ² [9687 ft. ²] on partial services or 0.4 ha [1 ac.] on on-site water and sewage services	500 m ² [5,382.1 ft. ²] per dwelling unit or 0.4 ha [1 ac.] per dwelling unit on on-site water and sewage services	500 m ² [5,382.1 ft. ²] per dwelling unit or 0.4 ha [1 ac.] per dwelling unit on on-site water and sewage services
Minimum Lot Frontage	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services	20 m [65.6 ft.] or 30 [98.4 ft.] on on-site water and sewage services
Minimum Yard Requirements – Main Building			
Front Yard or Exterior Side Yard	7 m [22.9 ft.]	7 m [22.9 ft.]	7 m [22.9 ft.]
Interior Side Yard	1.2 m [3.9 ft.]	1.4 m [4.5 ft.]	1.8 m [5.9 ft.]
Rear Yard	10 m [32.8 ft.]	10 m [32.8 ft.]	10 m [32.8 ft.]

Table 7.4 – R2 Zone Requirements			
	Converted Dwelling	Quadraplex Dwelling, Triplex Dwelling	Rowhouse or Townhouse Dwelling
Minimum Yard Requirements – Accessory Building (see also Section 4.1)			
Interior Side Yard or Rear Yard	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]
Maximum Height Requirements			
Main Building	10 m [32.8 ft.]	10 m [32.8 ft.]	10 m [32.8 ft.]
Accessory Building	5 m [16.4 ft.]	5 m [16.4 ft.]	5 m [16.4 ft.]
Maximum Lot Coverage Requirements - (Accessory Building - see also Section 4.1)			
Main Building	25%	25%	25%
Accessory Building	5%	5%	5%
Minimum Separation Distance Between Buildings Requirements			
Main Building and any Accessory Building	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]	1.2 m [3.9 ft.]
Maximum Number of Dwelling Unit Requirements			
Maximum Number Dwellings per Lot	--	--	--
Floor Area per Dwelling Unit			
Minimum Net Floor Area per Dwelling Unit	<ul style="list-style-type: none"> • Bachelor dwelling unit: 40 m² [430.5 ft.²] • One-bedroom dwelling unit: 55 m² [592 ft.²] • Two-bedroom dwelling unit: 70 m² [753.4 ft.²] • Three bedrooms or more in a dwelling unit: 80 m² [861.1 ft.²] 		
Driveways			
Maximum Number of Driveway Entrances per Lot	2	2	2
Minimum Separation Distance between Driveways	13.5 m [44.2 ft.]	13.5 m [44.2 ft.]	13.5 m [44.2 ft.]

Table 7.4 – R2 Zone Requirements			
	Converted Dwelling	Quadrplex Dwelling, Triplex Dwelling	Rowhouse or Townhouse Dwelling
Minimum Width of Driveway	3 m [9.8 ft.]	3 m [9.8 ft.]	3 m [9.8 ft.]
Location of Parking Space	No closer than 1.5 m [4.92 ft.] to any street line	No closer than 1.5 m [4.92 ft.] to any street line	No closer than 1.5 m [4.92 ft.] to any street line

7.5 Additional Provisions

1. The minimum *interior side yard* shall not apply to the party wall shared between two *rowhouse or townhouse dwelling units*.
2. All applicable provisions of **Section 4 – General Provisions** shall apply.
3. The requirements of **Table 7.4** shall apply to a *rowhouse or townhouse Group or Group Housing or Group Housing Project* and may include *semi-detached dwellings* in the housing mix provide the following requirements are met:
 - a. The minimum *lot area* shall be the combined total of the lots areas based on 500 m² [5,382.1 ft.²] per *dwelling unit*.
 - b. The minimum *lot frontage* shall be 30 m [98.4 ft.].
 - c. The maximum number of *dwellings* shall be 25.
 - d. The minimum separation distance between *dwellings* shall be 6 m [19.6 ft.].

7.6 Zone Exceptions