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**SECTION 36: MEDIUM DENSITY RESIDENTIAL  
(MDR) DISTRICT**

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**1. PURPOSE**

The purpose of this District is to accommodate a range of medium density dwelling types to provide flexibility in the design and development of urban residential neighbourhoods.

**2. USES**

<b>Permitted</b>	<b>Discretionary</b>
Accessory	Bed and Breakfast
Duplex	Boarding and Lodging
Dwelling, Multi Attached	Day Care Facility
Dwelling, Row Housing (Street Oriented)	Dwelling Unit, Single Detached
Dwelling Unit, Semi-detached	Group Care Facility
Dwelling, Row Housing (Condominium)	Residential Care Facility
Dwelling, Row Housing (Stacked)	Secondary Suite
Residential Sales Centre	Senior Citizen's Complex
	Dwelling Unit, Single Detached

**3. DISTRICT REQUIREMENTS**

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district:

<b>Subdivision Regulations</b>		
<b>Lot Area (Minimum):</b>	Dwelling, Duplex	374 m <sup>2</sup>
	Dwelling, Multi-Attached	190 m <sup>2</sup> / unit
	Dwelling, Row Housing	200 m <sup>2</sup> / unit
	Dwelling, Semi-detached	255 m <sup>2</sup> / unit
	Dwelling, Single Detached	374 m <sup>2</sup>
<b>Lot Width (Minimum):</b>	Dwelling, Duplex	11.0 m
	Dwelling, Multi-Attached	13.5 m
	Dwelling, Row Housing	6.0 m for internal units; or 7.6 m for end units
	Dwelling, Semi-detached	7.5 m / unit
	Dwelling, Single Detached	11.0 m
<b>Lot Depth (Minimum):</b>	Dwelling, Row Housing	

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Development Regulations		
<b>Front Yard Setback (Minimum):</b>	Main Building, lot accessed from an Alley	3.0 m
	Main Building, lot accessed from a Roadway	6.0 m
	Attached Garage	6.0 m
<b>Side Yard Setback (Minimum):</b>	Interior lot	1.2 m, except row housing shall be 0 m along the common vertical wall separating each unit
	Corner lot	3.0 m
<b>Rear Yard Setback (Minimum):</b>	Main Building, Interior lot	7.0 m
	Main Building, Corner lot	4.5 m
	Detached Garage accessed from an Alley, Corner lot	3.0 m
	Detached Garage accessed from an Alley, Interior lot	6.0 m
	Attached Garage accessed from an Alley, Corner lot	3.0 m
	Attached Garage accessed from an Alley, Interior lot	6.0 m
<b>Height (Maximum):</b>	Dwelling, Semi-detached	2 ½ Storeys or 10.5 m
	Dwelling, Single Detached	2 ½ Storeys or 10.5 m
	All other Dwelling Uses	3 Storeys or 12.0 m
	A maximum differential of one Storey allowed between adjacent sites.	
<b>Density:</b>	30 units per net hectare (minimum)	
	55 units per net hectare (maximum)	
<b>Site Coverage:</b>	Row Housing	65%
	All other development	50%
<b>Amenity Area:</b>	7.5 m <sup>2</sup> per Dwelling for Duplexes and Row Housing for private outdoor Amenity Area	
	7.5 m <sup>2</sup> per Dwelling for Multi-Attached Dwellings for either private outdoor or common Amenity Area	

\* subject to regulation in subsection 4

- (a) The common Amenity Area may consist of a single, distinct area or be divided into multiple areas. The Amenity Area shall include outdoor open space that provides an adequate area for unstructured passive or active recreation to the satisfaction of the Development Officer, as well as two or more of the following:

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- (i) Playground equipment;
  - (ii) Benches, picnic tables or other seating;
  - (iii) A gazebo or other shelter;
  - (iv) A patio;
  - (v) Courtyards;
  - (vi) Gardens; or
  - (vii) Other recreational or amenity uses that would meet the needs of the residents for the specific development under consideration.
- (b) Row Housing shall be developed:
- (i) on its own block face;

Maximum 4 dwellings per building shall be permitted; up to 6 dwellings per building shall be discretionary.

### 4. **SPECIAL REQUIREMENTS**

- (a) No accessory building or structure shall exceed the height of the main structure.
- (b) Front yard for condominium land units may be measured from the edge of asphalt of a condominium road.
- (c) Servicing will occur in the lane right-of-way on all laned housing products.
- (d) All dwelling units in this district require access from the back or rear of the unit, preferably at grade.
- (e) Builders should require fencing, planting and/or landscaping elements to separate rear parking pads from each other but may not be built within 1.5 metres of rear lot line.
- (f) Secondary Suites are not permitted except under the discretionary housing type, Dwelling Unit, Single Detached.

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