

13.50 RA6: APARTMENT RESIDENTIAL 6

13.50.1 INTENT

This *zone* is intended for residential developments up to 6 *storeys* in height along *arterial streets* and *collector streets*.

13.50.2 PRINCIPAL USES

Apartment building

Seniors congregate housing

Townhouse, where an *apartment building* is also provided

13.50.3 ACCESSORY USES

Home occupation, accessory to *apartment building* or *townhouse*

Indoor amenity space, accessory to *principal use*

13.50.4 DENSITY

(a) Maximum *floor space ratio* shall be 3.0.

(b) The total *floor area* of a *townhouse use* may not exceed the total *floor area* of an *apartment building use*.

13.50.5 SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Parking Structure</i>	<i>Accessory Structure</i>
Front	5 m	3 m	12 m
Interior Side	5 m	3 m	1 m
Exterior Side	5 m	3 m	5 m
Rear	7.5 m or 5 m where adjacent to a <i>street</i> or <i>lane</i>	3 m	1 m

See [Section 6.2](#)
for additional *setback*
regulations

(b) Despite Section 13.50.5 (a), an above-ground parking *structure* taller than one *storey* shall meet the minimum *setbacks* for a *principal building*.

13.50.6 HEIGHT

Maximum height shall be:

	<i>Apartment Building, Seniors Congregate Housing</i>	<i>Townhouse</i>	<i>Accessory Structure</i>
<i>Maximum Storeys</i>	6	3	1
<i>Maximum height to mid-roof or the top of a flat roof</i>	24 m	11 m	3.75 m
<i>Maximum height to roof ridge for a pitched roof</i>	24 m	13 m	4.6 m

See [Section 6.2.14](#) for additional height regulations

13.50.7 MINIMUM LOT SIZE FOR SUBDIVISION

<i>Lot Area</i>	2,000 m ²
<i>Lot Width</i>	30 m
<i>Average Lot Depth</i>	30 m