
52. RI1 (RESIDENTIAL INFILL ONE) Zone (Bylaw No. 1914)**Intent**

- (1) The intent of this zone is to allow modest infill housing development within lower density neighbourhoods, including employee-restricted units in duplex dwellings and small lot subdivisions, and auxiliary residential dwelling units.

Permitted Uses

- (2) The following uses are permitted and all other uses are prohibited:
- (a) auxiliary buildings and auxiliary uses;
 - (b) residential dwellings; and
 - (c) park and playground.

Density

- (3) The permitted density of residential development is one dwelling unit per parcel.
- (4) In addition, one auxiliary residential dwelling unit is permitted on parcels with areas of 695 square metres or less and up to two such units are permitted on parcels with areas of more than 695 square metres, in which case one of the units must be located within in the principal dwelling and one in an auxiliary building.
- (5) Two residential dwelling units, in the form of a duplex dwelling, are permitted on a parcel if at least one of the units is subject to a housing agreement restricting occupancy to employees, restricting rental rates and restricting resale price appreciation. In the event that any such duplex dwelling is subdivided, the owner shall be entitled to a discharge of the agreement in relation to one of the dwelling units.
- (6) The maximum permitted gross floor area of a detached or duplex dwelling is 465 square metres or a floor space ratio of 0.35, whichever figure is lower.
- (7) The maximum permitted floor area for auxiliary parking use contained in a principal or auxiliary building or structure is 70 square metres.
- (8) The maximum gross floor area for a detached dwelling situated on the bare land strata plans VR426 (Registered April 15, 1977) and VR1338 (Registered January 9, 1984) shown on the Key Plan for the RI1 Zone is the figure obtained when the total area of the bare land strata plan (exclusive of those portions intended to provide access routes) is multiplied by 0.35 and divided by the maximum total number of bare land strata lots in that plan, and regardless of any provision herein the maximum gross floor area of a detached or duplex dwelling shall not exceed 465 square metres. (Bylaw No. 2449)

Height

- (9) The maximum permitted height of a building is 7.6 metres.

- (10) An auxiliary building containing both an auxiliary residential dwelling unit and parking use shall be no less than 2 storeys in height, to a maximum of 7 metres.

Site Dimensions

- (11) The minimum required parcel area, usable site area and frontage are as follows:

Type of dwelling	Gross floor area	Minimum parcel area	Minimum usable site area	Minimum frontage
Detached or Duplex Dwelling	325 square metres or less	695 square metres	465 square metres	18 metres
Detached or Duplex Dwelling	greater than 325 square metres	928.6 square metres	575 square metres	24 metres

- (12) Despite subsection (10), a parcel with an area of between 1100 and 1390 square metres may be subdivided to create two parcels each of which must have an area of 400 square metres or more, a usable site area of 325 square metres or more, and a frontage of 12 metres or more, if at least one of the parcels is subject to a housing agreement restricting occupancy of any dwelling unit on the parcel to employees, restricting rental rates and restricting resale price appreciation of the dwelling unit.

Site Coverage

- (13) The maximum permitted site coverage is 35 percent

Setbacks

Type of dwelling	Gross floor area	Front	Rear	Side
Detached or Duplex Dwelling	325 square metres or less	7.6	7.6	3
Detached or Duplex Dwelling	greater than 325 square metres	7.6	7.6	6

- (14) Whenever subsection 14 (1) of Part 5 applies, the minimum permitted front setback is 5 metres for auxiliary residential dwelling units located within an auxiliary or attached building for garage or carport use.
- (15) Whenever subsection 14 (2) of Part 5 applies, the minimum permitted front setback is 2 metres for auxiliary residential dwelling units located within an auxiliary building for garage or carport use.

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- (16) Each detached or duplex dwelling on the bare land strata plans VR426 (Registered April 15, 1977) and VR1338 (Registered January 9, 1984) shown on the Key Plan for the R11 Zone must be entirely contained within the boundaries of a strata lot, and no other setback or siting rules shall apply to such detached dwellings. (Bylaw No. 2449)

Off-Street Parking and Loading

- (17) Off-street parking and loading spaces shall be provided and maintained in accordance with the regulations contained in Part 6 of this Bylaw, except that notwithstanding any provision in Part 6 the maximum number of parking spaces on a parcel is 4.
- (18) Notwithstanding any other provision of this Bylaw, a maximum of two off-street parking spaces may be provided as tandem parking spaces.

Other Regulations

- (19) The minimum permitted gross floor area of a detached dwelling is 46.5 square metres.
- (20) The maximum permitted number of bedrooms in a detached dwelling is 4.
- (21) An auxiliary residential dwelling unit shall contain a gross floor area no greater than 90 square metres and no less than 32.5 square metres.
- (22) In no case shall the gross floor area of an auxiliary residential dwelling unit exceed 40 percent of the gross floor area on a parcel.
- (23) In no case shall a parcel contain both an auxiliary building containing an auxiliary residential dwelling unit and an auxiliary building containing parking use
- (24) Key Plan (Bylaw No. 2449)

KEY PLAN (Bylaw No. 2449)

