

# R3 - Residential Third Density Zone (Sections 159-160)

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## Purpose of the Zone

*The purpose of the R3 - Residential Third Density Zone is to:*

- (1) allow a mix of residential building forms ranging from detached to multiple attached dwellings in areas designated as **General Urban Area** in the Official Plan;*
- (2) allow a number of other residential uses to provide additional housing choices within the third density residential areas;*
- (3) allow ancillary uses to the principal residential use to allow residents to work at home;*
- (4) regulate development in a manner is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and*
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

**159.** In the R3 Zone:

### Permitted Uses

- (1) The following uses are permitted uses subject to:
  - (a) the provisions of subsection 159 (3) to (13);
  - (b) a maximum of three guest bedrooms in a bed and breakfast;
  - (c) a maximum of four dwelling units is permitted in a converted dwelling;
  - (d) a maximum of ten residents is permitted in a group home; and
  - (e) a maximum of ten residents is permitted in a retirement home, converted.

**bed and breakfast**, *see Part 5, Section 121*  
**community garden**, *see Part 3, Section 82*  
 converted **dwelling**, *see Part 5, Section 122*  
 detached **dwelling**  
**diplomatic mission**, *see Part 3, Section 88*  
 duplex **dwelling**  
**group home**, *see Part 5, Section 125*  
**home-based business**, *see Part 5, Section 127*  
 home-based daycare, *see Part 5, Section 129*  
 linked-detached **dwelling**  
 multiple attached **dwelling**  
**park**  
**planned unit development**, *see Part 5, Section 131*  
**retirement home, converted** *see Part 5, Section 122*  
**secondary dwelling unit**, *see Part 5, Section 133*  
 semi-detached **dwelling**  
 three-unit **dwelling**

## Conditional Permitted Uses

- (2) The following conditional use is also permitted in the R3 zone, subject to the following:
- (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 - Urban Road Network; and
  - (b) a maximum of seven rooming units, or a maximum of one dwelling unit and six rooming units.

**rooming house, converted** *see Part 5, Section 122*

## Zone Provisions

- (3) The zone provisions are set out in Table 160A and 160B.
- (4) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 160 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot while the maximum height applies to each permitted dwelling type within the planned unit development.
- (5) A diplomatic mission and a group home, that is not a prohibited use listed in Column II of Table 160A is subject to the subzone provisions for a detached dwelling.
- (6) A community garden or park is not subject to the provisions of Table 160A,

however any development will be subject to the subzone provisions for a detached dwelling.

- (7) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
- (8) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and multiple attached dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.
- (9) Minimum interior side yard setback is deemed to be 0 m between individual units that are permitted to be vertically attached.
- (10) A linked-detached dwelling must be connected by a common foundation wall that is no greater than 1 metre above grade, and at least 5 metres or more in depth.
- (11) A duplex dwelling may additionally have vertical separated gross floor area of up to 15% of the upper unit.
- (12) A semi-detached dwelling must have a vertical common wall that is 5 metres or more in depth and 2.5 metres or more in height.
- (13) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions and Part 4 - Parking, Queuing and Loading Provisions.

### **R3 Subzones**

**160.** In the R3 Zone, the following subzones and provisions apply such that:

- (1) (a) Column I lists the subzone character;
- (b) Column II lists the uses from Section 159(1) and (2) that are prohibited uses;
- (c) Column III identifies the principal permitted dwelling types in order to differentiate in Columns III to XI the required zone provisions applying to the dwelling types;
- (d) Columns IV through X inclusive, establish required zone provisions applying to development in each subzone;
- (e) Column XI lists the reference number of additional provisions applying in

each subzone. The additional provisions themselves are provided in Table 160B. Where an additional provision applies, the corresponding provision specified in Table 160B takes ultimate precedence over any provision provided in Table 160A;

- (f) Where a superscript number occurs in Table 160A - eg.:varies<sup>1</sup>, the superscript number 1 refers to a number in Column I of Table 160B which sets out an additional provision;
- (g) Where “na” appears, it means that the associated provision is not applicable; and
- (h) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

**TABLE 160A – R3 SUBZONE PROVISIONS**

I	II	III	IV	V	VI	VII	VIII	IX	X	XI
Sub-Zone	Prohibited Uses	Principal Dwelling Type	Minimum Lot Width (m)	Minimum Lot Area (m <sup>2</sup> )	Maximum Building Height (m)	Minimum Front Yard Setback (m)	Minimum Corner Side Yard Setback (m)	Minimum Rear Yard Setback (m)	Minimum Interior Side Yard Setback (m)	Endnotes (see Table 160B)
A	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	18	540	11	6	4.5	varies <sup>2</sup>	varies <sup>3</sup>	2,3
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies <sup>2</sup>	varies <sup>4</sup>	2,4
		Semi-Detached	9	270	8	6	4.5	varies <sup>2</sup>	1.2	2
		Multiple Attached	6	180	11	6	4.5	varies <sup>2</sup>	1.2	2
B	None	Planned Unit Development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	18	540	11	3	3	varies <sup>2</sup>	varies <sup>3</sup>	2,3
		Detached, Duplex, Linked-detached	15	450	11	3	3	varies <sup>2</sup>	1.2	2
		Semi-Detached	9	270	11	3	3	varies <sup>2</sup>	1.2	2
		Multiple Attached	6	180	11	3	3	varies <sup>2</sup>	1.2	2

C	Planned Unit Development	Three Unit	18	540	11	6	4.5	varies <sup>2</sup>	varies <sup>3</sup>	2,3
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies <sup>2</sup>	varies <sup>4</sup>	2,4
		Semi-Detached	7.5	270	8	6	4.5	varies <sup>2</sup>	1.2	2
		Multiple Attached	6	180	11	6	4.5	varies <sup>2</sup>	1.2	2
D	Planned Unit Development, Multiple Attached	Three Unit	18	540	11	6	4.5	varies <sup>2</sup>	varies <sup>3</sup>	2,3
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies <sup>2</sup>	varies <sup>4</sup>	2,4
		Semi-Detached	9	270	8	6	4.5	varies <sup>2</sup>	1.2	2
E	Planned Unit Development, Multiple Attached	Three Unit	18	540	8	3	3	varies <sup>2</sup>	varies <sup>3</sup>	2,3
		Detached, Duplex, Linked-detached	15	450	8	3	3	varies <sup>2</sup>	1.2	2
		Semi-Detached	9	270	8	3	3	varies <sup>2</sup>	1.2	2
F	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	15	450	11	6	4.5	varies <sup>2</sup>	varies <sup>4</sup>	2,4
		Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies <sup>2</sup>	Varies <sup>4</sup>	2,4
		Semi-Detached	7.5	225	8	6	4.5	varies <sup>2</sup>	1.2	2
		Multiple Attached	6	180	11	6	4.5	varies <sup>2</sup>	1.2	2
G	None	Planned Unit Development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit, Detached, Duplex, Linked-detached	15	450	11	3	3	varies <sup>2</sup>	1.2	2
		Semi-Detached	7.5	225	11	3	3	varies <sup>2</sup>	1.2	2
		Multiple Attached	6	180	11	3	3	varies <sup>2</sup>	1.2	2
H	Planned Unit	Three Unit	15	450	11	6	4.5	varies <sup>2</sup>	varies <sup>4</sup>	2,4

	Development, Multiple Attached	Detached, Duplex, Linked-detached	15	450	8	6	4.5	varies <sup>2</sup>	varies <sup>4</sup>	2,4
		Semi-Detached	7.5	225	8	6	4.5	varies <sup>2</sup>	1.2	2
I	Planned Unit Development, Multiple Attached	Three Unit, Detached, Duplex	15	450	11	3	3	varies <sup>2</sup>	1.2	2
		Semi-Detached	7.5	225	11	3	3	varies <sup>2</sup>	1.2	2
J	Three Unit	Planned Unit Development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Detached, Duplex, Linked-detached	15	385	11	3	3	6	0.3	
		Semi-Detached	7.5	225	11	3	3	6	0.3	
		Multiple Attached	5.6	165	11	3	3	6	0.3	
K	Planned Unit Development, Three Unit, Multiple Attached	Detached, Duplex Linked-detached	15	385	11	3	3	6	0.3	
		Semi-Detached	7.5	225	11	3	3	6	0.3	
L	None	Planned Unit Development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit, Detached, Duplex, Linked-detached	12	360	11	3	3	varies <sup>2</sup>	1.2	2
		Semi-Detached, Multiple Attached	6	180	11	3	3	varies <sup>2</sup>	1.2	2
M	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	12	360	11	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5
		Semi-Detached	6	180	8	6	4.5	varies <sup>2</sup>	1.2	2
		Multiple Attached	6	180	11	6	4.5	varies <sup>2</sup>	1.2	2

N	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	12	360	11	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies <sup>2</sup>	varies <sup>6</sup>	2,6
		Semi-Detached	5.6	165	8	6	4.5	varies <sup>2</sup>	1.2	2
		Multiple Attached	5.6	165	11	6	4.5	varies <sup>2</sup>	1.2	2
O	None	Planned Unit Development	na	1,400	As per dwelling type	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	12	360	11	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5
		Detached, Duplex, Linked-detached	7.5	195	8	6	4.5	varies <sup>2</sup>	varies <sup>6</sup>	2,6
		Semi-Detached	4.5	110	8	6	4.5	varies <sup>2</sup>	1.2	2
		Multiple Attached	4.5	110	11	6	4.5	varies <sup>2</sup>	1.2	2
P	None	Planned Unit Development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	12	360	11	3	3	varies <sup>2</sup>	1.2	2
		Detached, Duplex, Linked-detached	9	270	11	3	3	varies <sup>2</sup>	varies <sup>6</sup>	2, 6
		Semi-Detached, Multiple Attached	5.6	165	11	3	3	varies <sup>2</sup>	1.2	2
Q	None	Planned Unit Development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	12	360	11	3	3	varies <sup>2</sup>	1.2	2
		Detached, Duplex, Linked-detached	7.5	195	11	3	3	varies <sup>2</sup>	varies <sup>6</sup>	2,6
		Semi-Detached, Multiple Attached	4.5	110	11	3	3	varies <sup>2</sup>	1.2	2
R	Planned Unit Development, Multiple	Three Unit	12	360	11	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5

	Attached									
		Detached, Duplex, Linked-detached	12	360	8	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5
		Semi-Detached	6	180	8	6	4.5	varies <sup>2</sup>	1.2	2
S	Planned Unit Development, Multiple Attached	Three Unit	12	360	11	6	4.5	varies <sup>2</sup>	varies <sup>5</sup>	2,5
		Detached, Duplex, Linked-detached	9	270	8	6	4.5	varies <sup>2</sup>	varies <sup>6</sup>	2,6
		Semi-Detached	5.6	165	8	6	4.5	varies <sup>2</sup>	1.2	2
T	Planned Unit Development, Multiple Attached	Three Unit	12	360	11	3	3	varies <sup>2</sup>	1.2	2
		Detached, Duplex, Linked-detached	9	270	11	3	3	varies <sup>2</sup>	varies <sup>6</sup>	2,6
		Semi-Detached	5.6	165	11	3	3	varies <sup>2</sup>	1.2	2
U	None	Planned Unit Development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit, Detached, Duplex, Linked-detached	12	330	11	3	3	varies <sup>2</sup>	1.2	2
		Semi-Detached	6	165	11	3	3	varies <sup>2</sup>	1.2	2
		Multiple Attached	6	180	11	3	3	varies <sup>2</sup>	1.2	2
V	Three Unit	Planned Unit Development	na	1,400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Detached, Duplex, Linked-detached	9	270	11	3	3	6	0.3	
		Semi-Detached, Multiple Attached	5.6	165	11	3	3	6	0.3	
V V	None	Planned Unit Development	18	1400	11	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	18	450	11	3	3	6	1.2	
		Duplex	14	380	11	3	3	6	1.2	
		Detached, Linked-detached	9	240	11	3	3	6	varies <sup>6</sup>	6



		Semi-detached	7	190	11	3	3	6	0.9	
		Multiple Attached	6	150	11	3	3	6	1.2	
W	Three Unit	Planned Unit Development	na	1,400	As per dwelling type	3	3	varies <sup>1</sup>	varies <sup>1</sup>	1
		Detached, Duplex, Linked-detached	9	270	8	3	3	6	0.3	
		Semi-Detached	5.6	165	8	3	3	6	0.3	
		Multiple Attached	5.6	165	11	3	3	6	0.3	
W W	None	Planned Unit Development	18	1,400	11	6	6	6	6	
		Three Unit	18	450	11	6	6	6	6	
		Duplex	14	380	11	6	6	6	6	
		Detached, Linked-detached	9	240	11	6	6	6	6	
		Semi-detached	7	190	11	6	6	6	6	
		Multiple Attached	6	150	11	6	6	6	6	
X	None	Planned Unit Development	18	1,400	11	4.5	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	18	450	11	4.5	4.5	7.5	1.2	
		Duplex	14	380	11	4.5	4.5	7.5	1.2	
		Detached, Linked-detached	9	240	11	4.5	4.5	7.5	varies <sup>6</sup>	6
		Semi-detached	7	190	11	4.5	4.5	7.5	0.9	
		Multiple Attached	6	150	11	4.5	4.5	7.5	1.2	
XX	None	Planned Unit Development	18	1,400	11	6	4.5	varies <sup>1</sup>	varies <sup>1</sup>	1
		Three Unit	18	450	11	6	4.5	7.5	1.2	
		Duplex	14	380	11	6	4.5	7.5	1.2	
		Detached, Linked-detached	9	240	11	6	4.5	7.5	varies <sup>6</sup>	6
		Semi-	7	190	11	6	4.5	7.5	0.9	

			detached							
			Multiple Attached	6	150	11	6	4.5	7.5	1.2
Y	None		Planned Unit Development	18	1,400	11	5	3	varies <sup>1</sup>	varies <sup>1</sup> 1
			Three Unit	18	450	11	5	3	6.5	1.2
			Duplex	14	380	11	5	3	6.5	1.2
			Detached, Linked-detached	9	240	11	5	3	6.5	varies <sup>6</sup> 6
			Semi-detached	7	190	11	5	3	6.5	0.9
			Multiple Attached	6	150	11	5	3	6.5	1.2
YY	None		Planned Unit Development	18	1,400	12	6	4.5	varies <sup>1</sup>	varies <sup>1</sup> 1
			Three Unit	18	450	12	6	4.5	6	1.2
			Duplex	14	380	12	6	4.5	6	1.2
			Detached, Linked-detached	9	240	12	6	4.5	6	varies <sup>6</sup> 6
			Semi-detached	7	190	12	6	4.5	6	0.9
			Multiple Attached	6	150	12	6	4.5	6	1.2
Z	None		Planned Unit Development	18 <sup>11</sup>	1,400	11	3 <sup>8</sup>	3 <sup>8</sup>	varies <sup>9</sup>	varies <sup>9</sup> 8,9, 11
			Three Unit	18	450	11	3 <sup>8</sup>	3 <sup>8</sup>	6 <sup>11</sup>	1.2 8,11
			Duplex	14	380	11	3 <sup>8</sup>	3 <sup>8</sup>	6 <sup>11</sup>	1.2 8,11
			Detached, Linked-detached	9	240	11	3 <sup>8</sup>	3 <sup>8</sup>	6 <sup>11</sup>	varies <sup>6</sup> 6,8,11
			Semi-Detached	7	190	11	3 <sup>8</sup>	3 <sup>8</sup>	6 <sup>11</sup>	0.9 8,11
			Multiple Attached	6	150	11	3 <sup>8</sup>	3 <sup>8</sup>	6 <sup>11</sup>	1.2 8,11

(2) In the R3 Subzones, the following additional zoning provisions as denoted by endnotes apply:

**TABLE 160B – ADDITIONAL ZONING PROVISIONS**

**I  
Endnote  
Number****II  
Additional Zoning Provisions**

- 1 Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back,
- (a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,
  - (b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot,
  - (c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.
- 2 Minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.
- 3 Minimum total interior side yard setback is 3.6 m, with no yard less than 1.2 m wide.
- 4 Minimum total interior side yard setback is 3 m, with no yard less than 1.2 m wide.
- 5 Minimum total interior side yard setback is 2.4 m, with no yard less than 1.2 m wide.
- 6 Minimum total interior side yard setback is 1.8 m, with one yard at least 0.6 m wide.
- 7 Reserved for future use
- 8 The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:
- (i) a building front wall or side wall, or

- (ii) a covered porch or veranda that is at least 2.5m wide.
- 9 For a yard abutting a lot line of an adjacent lot in any zone, the required yard setback is 1.2 m for the first 21 m back from the street lot line. In all other circumstances, the required yard setback is 6 m.
- 10 Reserved for future use.
- 11 Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.

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