



RRA: Rainbow Avenue [District](#)

12.26.2

Purpose:

The purpose of this [district](#) is to provide for the eventual redevelopment into medium [density](#) housing.

12.26.3

[Permitted Uses:](#)

- [Accessory dwelling housing](#)
- [Fourplex](#) housing

- [Multiplex housing](#)
- [Public parks](#)
- [Triplex housing](#)

12.26.4

Discretionary Uses:

- [Accessory guest accommodation](#)
- [Apartment](#) housing
- [Duplex](#) housing
- [Home occupations](#) type 1
- [Home occupations](#) type 2
- [Single detached housing](#)
- [Supportive living housing](#)

12.26.5

Subdivision Regulations:

- a. The minimum [lot width](#) is 15.0 m.
- b. The minimum [lot depth](#) is 30.0 m.
- c. The minimum [lot](#) area is 560 m².

12.26.6

Development Regulations:

Density:

- a. The maximum [floor area ratio](#) is:
 - i. 1.0 for [apartment](#) housing, [multiplex housing](#), [fourplex](#) housing, or where a combined total of four (4) or more [dwellings](#) are provided on a [site](#);
 - ii. 0.8 for [triplex](#) housing or where a combined total of three (3) [dwellings](#) are provided on a [site](#); or
 - iii. The existing [floor area ratio](#) plus an additional 0.1 where [accessory dwelling housing](#) is being added to existing [single detached housing](#).

Landscaping:

- b. A minimum of 35% of the [site](#) shall be landscaped.

Height:

- c. The maximum [height](#) is 11.5 m.

Setbacks:

- d. The minimum [front yard](#) is 4.0 m for any portion of a [building](#), except it [shall](#) be 5.5 m for any full [storey](#) above two and one-half (2 1/2) [storeys](#) in [height](#).

- e. The minimum [rear yard](#) is 2.0 m for any portion of a [building](#), except it [shall](#) be 3.5 m for any full [storey](#) above two and one-half (2 1/2) [storeys](#) in [height](#).
- f. The minimum [side yard](#) is 1.8 m.

12.26.7

Design [Regulations](#):

- a. Each [dwelling](#) shall have a minimum outdoor [amenity area](#) of 5.0 m².
- b. New [development](#) should include substantial [landscaping](#) to compensate for the general lack of trees in much of this area.

12.26.8

Other [Regulations](#):

- a. No [dwelling](#) shall contain more than six (6) [bedrooms](#).

[Amended 5.20.2025 Bylaw 403; Added 6.27.2024 Bylaw 483]