

Zoning Matrix 1: RM5 – for Street Townhouses (Front Load Units) onto a Public Road (Blocks 17, 18, 19)

Table 4.11.1	RM5 ZONE (Street Townhouses) Zone Regulations	RM5 Required	Provided & Proposed	Clarifications & Rationale for Street Townhouses
3.0	MINIMUM LOT AREAS			
3.1	Lot Area – Interior lot (min)	200 m ²	145.0 m ²	For interior lots, to provide for more efficient and compact layout that will help to achieve density targets. Units front onto public road, which will provide for additional area to the front of the unit with landscaping.
3.2	Lot Area – Corner lot (min)	280 m ²	298.0 m ²	
4.0	MINIMUM FRONTAGES			
4.1	Lot Frontage – Interior lot (min)	6.8 m	6.0 m	To provide for more compact and efficient layout of townhouse product, which helps to achieve the density for the Ninth Line Character Area.
4.2	Lot Frontage – Corner Lot (min)	9.8 m	12.2 m	
5-8	MINIMUM SETBACKS			
5.0	Front Yard to Building (min)	4.5 m ⁽¹⁾	4.3 m	For 1 Corner Lot at the pinch point to the sight triangle. For All units, the setback from building face to the parallel front line is 5.4 or 6.0 m.
5.1	Garage face to Front Lot Line (min)	6.0 m	6.0 m	From garage face to front lot line (not at Pinch point to Sight Triangle)
6.0	Exterior Side Yard to Building (min)	4.5 m ⁽¹⁾	5.4 m	Measured to ext. porch. Setback to building face is 5.4 m
6.1	Garage face to Exterior Lot Line (min)	6.0 m	5.6 m	For 1 Corner Lot, with double car garage due to Irregular (pie) shaped lot
	Interior Side Yard – Attached Side (min)	0.0 m	0.0 m	
7.2	Interior Side Yard – Unattached Side (min)	1.5 m ⁽¹⁾	1.5 m	
7.3	Interior Side Yard – Garage on Unattached Side (min)	1.2 m ⁽¹⁾	1.5 m	
8.0	Rear Yard (min)	7.5 m ⁽¹⁾	5.7 m	For 9 units at 5.80 m less construction leeway. The large front yard and public road boulevard provides for additional landscape area/unit. Additional private amenity is provided through a second storey balcony in the rear yard.
9 - 11	BUILDING & LANDSCAPING			
9.0	Height (max)	10.7 m & 3 storeys	15.0 m, & 3 storeys	To peak of roof with leeway for potential changes in elevation/grading. In line with permitted B2B heights. Refer to individual block elevations.
10.0	Landscaped Area (min) - of the Lot area	25%	30%	
11.0	Gross Floor Area – Residential (max) - of the Lot Area	75%	150 %	Compact and efficient layout provides for more affordable housing options and helps to achieve desired density. Includes an optional ground floor guest suite.
12	PARKING AREAS			
12.2	Parking Spaces (min)	2 per unit ⁽³⁾⁽⁴⁾	2	
12.3	Driveway Width (max)	5.2 m ⁽⁴⁾	6.3 m	For 1 unit with double car garage at corner (Block 19) to sight triangle.

Footnotes to RM5 Zoning Table

- (1) Subsection 4.1.8 (Setbacks to Greenland Zones) = N/A
- (3) Part 3 of this By-law (Parking Regulations)
- (4) Subsection 4.1.9 (Gen. Regulations for Residential Driveways and Parking)

Zoning Matrix 2: RM6 zone – for Dual Frontage Townhouses on a Public Road and rear-lane access to CEC Road (Blocks 1, 2, 3)

RM6 zone suggested by Planning staff. No zoning category exists for dual-front units with frontage on public street and driveways via a CEC road.

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC – Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Dual Front Towns
3.1	Lot Area (min) – Interior Lot	115 m ²	140.0 m ²	
3.2	Lot Area (min) – CEC Corner Lot	190 m ²	225.0 m ²	
4.1	Lot Frontage (min) – Interior Lot	5.0 m	6.4 m	
4.1	Lot Frontage (min) – CEC Corner Lot	8.3 m	11.1m	
5.0	Dwelling Unit Width (min)	5.0 m ⁽²⁾	6.4 m	
6.0	FRONT YARD - SETBACKS			
6.1	Front Yard to Interior lot or CEC – corner lot (min)	4.5 m ⁽³⁾	3.8 m	For units fronting Street ‘A’ to building face. Units at Ninth Line setback is 4.58 m. The boulevard provides 10 m to public road adequate for landscaping and sidewalk. Dual-front unit provide a pedestrian friendly urban environment.
6.2	Garage Face to a street, CEC – road or CEC - sidewalk (min)	6.0 m	5.3 m	For 1 corner unit (Block 2) at curve pinch-point due to wide driveway (3.43m). All units at 5.5 m to rear lane.
7.0	EXTERIOR SIDE YARD - SETBACKS			
7.1	Exterior Side Lot Line that is a street line of a 20.0m ROW or greater (min)	7.5 m ⁽³⁾	4.4 m	For 1 corner unit (Block 1). Boulevard provides over 10 m to Public Road for landscaping and sidewalk. Est. Side yard setbacks are consistent with the rest of the community.
7.2	Exterior Side Lot Line abutting a street (min)	4.5 m ⁽³⁾	n/a	
7.3	Exterior Side Lot Line abutting a CEC – road (min)	4.5 m	3.2 m	For 1 corner unit (Block 2) at pinch point of pie-shaped lot. Ext. side yard flares out to 5.2 m at front of building.
7.4	Exterior Side Lot Line abutting a CEC – sidewalk (min)	3.3 m	n/a	
7.5	Garage Face to a street, CEC - road or CEC sidewalk (min)	6.0 m	6.4 m	All Garages are internal to unit
8.0	INTERIOR SIDE YARD - SETBACKS			
8.1	Attached Side (min)	0.0 m	0.0 m	
8.2	Unattached Side (min)	1.5 m ⁽³⁾	1.5 m	
8.3	Interior side lot line is the rear lot line of an abutting parcel (min)	2.5 m	n/a	
9.0	REAR YARD - SETBACKS			
9.1	Interior lot / CEC corner lot (min)	7.5 m	2.8 m	For 1 corner unit (Block 2) at pinch point of pie-shaped lot. All dual frontage units at 5.5m to rear lane from the garage, adequate for parking space and landscape area.
9.2	Wing wall (min)	3.0 m	n/a	
10-11	BUILDING & LANDSCAPING			
10.0	Height (max)	10.7 m & 3 storeys	15.0 m & 3 storeys	To peak of roof with leeway for potential changes in elevation/grading. In line with permitted B2B heights. Refer to individual block elevations.
11.0	Landscaped Area (min) of Lot Area	25%	21 %	For internal units. Boulevard on public road provides for additional adequate landscape area in front of units.

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC – Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Dual Front Towns
12.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS			
12.1	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front & exterior side yards (max)	1.5 m ⁽³⁾	2.1 m	<i>For side porch to exterior side yard that is reduced due to irregular pie-shaped lots.</i>
12.2	Encroachment of an awning, window, chimney , pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required front and exterior side yards (max)	0.6 m ⁽³⁾	0.6 m	
12.3	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey or awning into the required rear yard (max)	5.0 m ⁽³⁾	2.1 m	
12.4	For a lot with a townhouse requiring a 0.0 m interior side yard , the setback to the interior side yard lot line from a porch or deck inclusive of stairs permitted in the rear yard , shall also be 0.0 m (max)	0.0 m	0.0 m	
12.5	Encroachment of a balcony , window, chimney , pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required rear yard (max)	1.0 m ⁽³⁾	1.0 m	
12.6	Setback of a townhouse to a CEC - visitor parking space (min)	3.3 m	6.0 m	
12.7	Setback of a townhouse to a CEC – amenity area (min)	1.5 m	24 m	
13.0	ATTACHED GARAGE, PARKING AND DRIVEWAY			
13.3	Parking Spaces (min)	2 per unit ⁽⁵⁾⁽⁶⁾	2-3 per unit	<i>2 in tandem within garage + 1 on driveway (owner option to convert 1 garage space into living area)</i>
13.4	Visitor Parking Spaces (min)	0.25 per unit ⁽⁵⁾	0.25 / unit	<i>In addition to 0.25 per unit, a potential 3rd parking space on driveway may be used for visitors.</i>
13.5	Driveway width (max)	3.0 m ⁽⁷⁾	3.5 m	<i>To accommodate larger & slightly wider tandem garages in these innovative townhouse units</i>
14.0	CEC – ROAD, AISLES AND SIDEWALKS			
14.1	Width of a CEC - road (min)	7.0 m ⁽⁸⁾	7.0 m	
14.2	Width of a CEC - road abutting parallel visitor parking space (min)	6.0 m ⁽⁸⁾	n/a	
14.4	Width of a sidewalk (min)	2.0 m	n/a	<i>Within boulevard of public roads</i>

Footnotes: see end of Zoning Matrix 3

Zoning Matrix 3: RM6 zone – for Front Load Townhouses on a CEC Road (Blocks 4 to 14)

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Front Load Towns
3.1	Lot Area (min) – Interior Lot	115 m ²	145.0 m ²	
3.2	Lot Area (min) – CEC Corner Lot	190 m ²	187.0 m ²	For 1 corner unit (Block 14) abutting CEC sidewalk.
4.1	Lot Frontage (min) – Interior Lot	5.0 m	6.0 m	
4.1	Lot Frontage (min) – CEC Corner Lot	8.3 m	7.8 m	For 1 corner lot (Block 14) to CEC sidewalk.
5.0	Dwelling Unit Width (min)	5.0 m ⁽²⁾	6.0 m	
6.0	FRONT YARD - SETBACKS			
6.1	Front Yard to Interior lot or CEC – corner lot (min)	4.5 m ⁽³⁾	4.8 m	For units with front raised entrance, measured to building. To porch is 3.3 m (exclusive of stairs/landing)
6.2	Garage Face to a street, CEC – road or CEC - sidewalk (min)	6.0 m	6.0 m	
7.0	EXTERIOR SIDE YARD - SETBACKS			
7.1	Exterior Side Lot Line that is a street line of a 20.0m ROW or greater (min)	7.5 m ⁽³⁾	3.1 m	For 2 units (Blocks 5 & 6) beside Street A to building at Porch. Boulevard adds 5.8 m to road for landscaping.
7.2	Exterior Side Lot Line abutting a street (min)	4.5 m ⁽³⁾	n/a	
7.3	Exterior Side Lot Line abutting a CEC – road (min)	4.5 m	3.5 m	For 1 unit (Block 4) at pinch point of irregular shaped lot at rear before CEC visitor parking. At front is 5.1 m.
7.4	Exterior Side Lot Line abutting a CEC – sidewalk (min)	3.3 m	1.2 m	At pinch point of irregular shaped lots (Blocks 12 & 14) to CEC sidewalk. Increases to 1.7 m and 2.5 m at front.
7.5	Garage Face to a street, CEC - road or CEC sidewalk (min)	6.0 m	6.0 m	
8.0	INTERIOR SIDE YARD - SETBACKS			
8.1	Attached Side (min)	0.0 m	0.0 m	
8.2	Unattached Side (min)	1.5 m ⁽³⁾	1.5 m	
8.3	Interior side lot line is the rear lot line of an abutting parcel (min)	2.5 m	2.5 m	
9.0	REAR YARD - SETBACKS			
9.1	Interior lot / CEC corner lot (min)	7.5 m	5.8 m	For units at Blocks 6 and 7, rest of units at 6.05m
9.2	Wing wall (min)	3.0 m	n/a	
10-11	BUILDING & LANDSCAPING			
10.0	Height (max)	10.7 m & 3 storeys	15.0 m & 3 storeys	To peak of roof with leeway for potential changes in elevation/grading. In line with permitted B2B heights. Refer to individual block elevations.
11.0	Landscaped Area (min) of Lot Area	25%	24 %	For only 5 internal units (Blocks 6 and 7). All others > 25%
12.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS			
12.1	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front & exterior side yards (max)	1.5 m ⁽³⁾	2.5 m	For few units with raised porch (into Front yard). This adds variety to the streetscape and contributes to “eyes on the street” and achieves an attractive streetscape.
12.2	Encroachment of an awning, window, chimney, pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required front and exterior side yards (max)	0.6 m ⁽³⁾	0.6 m	

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Front Load Towns
12.3	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey or awning into the required rear yard (max)	5.0 m ⁽³⁾	2.5 m	
12.4	For a lot with a townhouse requiring a 0.0 m interior side yard , the setback to the interior side yard lot line from a porch or deck inclusive of stairs permitted in the rear yard , shall also be 0.0 m (max)	0.0 m	0.0 m	
12.5	Encroachment of a balcony , window, chimney , pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required rear yard (max)	1.0 m ⁽³⁾	2.5 m	<i>All units, for 2nd storey balcony.</i>
12.6	Setback of a townhouse to a CEC - visitor parking space (min)	3.3 m	4.8 m	
12.7	Setback of a townhouse to a CEC – amenity area (min)	1.5 m	1.5 m	<i>For 1 unit (Block 8) to building, articulations at 1.3m</i>
13.0	ATTACHED GARAGE, PARKING AND DRIVEWAY			
13.3	Parking Spaces (min)	2 per unit ⁽⁵⁾⁽⁶⁾	2	<i>Corner lots with 3-4 parking spaces (double car garage)</i>
13.4	Visitor Parking Spaces (min)	0.25 per unit ⁽⁵⁾	0.25 / unit	
13.5	Driveway width (max)	3.0 m ⁽⁷⁾	6.2 m	<i>For corner lots with double garage. Others at 3.0 m</i>
14.0	CEC – ROAD, AISLES AND SIDEWALKS			
14.1	Width of a CEC - road (min)	7.0 m ⁽⁸⁾	7.0 m	
14.2	Width of a CEC - road abutting parallel visitor parking space (min)	6.0 m ⁽⁸⁾	N/A	
14.4	Width of a sidewalk (min)	2.0 m	1.5 m	<i>Consistent with B2B and Subdivision</i>

Footnotes to RM6 Zoning Tables

- (2) Measured from the exterior of outside walls and the midpoint of interior walls.
- (3) Subsections 4.1.7 and 4.1.8 (Setbacks to Greenland Zones) = N/A.
- (4) Subsection 4.1.12 (Attached Garage Regulations).
- (5) Part 3 of this By-law (Parking Regulations).
- (6) Article 4.1.14.1 (CEC - visitor parking spaces shall be provided within a common element area).
- (7) Article 4.1.9.1 (Gen. Regulations for Residential Driveways and Parking).
- (8) Article 4.1.14.2 (width of paved CEC - road measured perpendicular to curbs or visitor parking space).
- (9) Subsection 4.1.2 (Gen. Regulations for Residential Second Units).

Zoning Matrix 4: RM11 – for Back-to-Back Townhouses on a CEC Road (Blocks 15, 16)

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Provided & Proposed	Clarifications & Rationale for B2B Towns
3.1	Lot Frontage – Interior Lot (min)	5.0 m	6.4 m	
3.2	Lot Frontage – CEC - corner Lot (min)	8.3 m	11.6 m	
4.0	Dwelling Unit Width (min)	5.0 m	6.4 m	
5.1	Dwelling Height - Sloped Roof (max)	15.0 m ⁽¹⁾ 3 storeys	15.0 m 3 storeys	<i>Storeys includes a mezzanine level</i>
6.0	MINIMUM FRONT YARD			
6.1	Interior lot / CEC – corner lot (min)	4.5 m ⁽³⁾	3.7 m	<i>For 1 unit (Block 16) at pinch point to curve. Others at 4.4 m with construction leeway.</i>
6.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	6.0 m	7.4m	
7.0	MINIMUM EXTERIOR SIDE YARD			
7.1	Lot with an Exterior Side Lot Line that is street line (min)	7.5 m ⁽³⁾	4.4 m	<i>For 1 unit (Block 16) at pinch point to curve. To CEC sidewalk (6.0 m to CEC road)</i>
7.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	7.5 m ⁽³⁾	8.3 m	
8.0	MINIMUM INTERIOR SIDE YARD			
8.1	Attached side (min)	0.0 m	0.0 m	
8.2	Unattached side (min)	1.5 m ⁽³⁾	1.5 m	
8.3	Where interior side lot line abuts a CEC – landscape buffer (min)	4.5 m	n/a	
9.0	ENCROACHMENTS, PROJECTIONS AND INTERNAL SETBACKS			
9.1	Encroachment of an awning, window, chimney, pilaster or corbel, window well into the required front and exterior side yards (max)	0.6 m ⁽³⁾	n/a	
9.2	Projection of a balcony or deck, exclusive of stairs, from the outermost face or faces of the building (max)	2.0 m	1.5 m	
9.3	Setback from a lot with any side lot line abutting a CEC – road (min)	4.5 m	5.4 m	
9.4	Setback from a lot with any side lot line abutting a CEC – sidewalk (min)	1.5 m	4.5 m	
9.5	Setback from a porch, exclusive of stairs, located at and accessible from the first storey, to a CEC - road, sidewalk or parking space (min)	2.5 m	2.9 m	
9.6	Setback from a side wall of a building to a CEC - road, sidewalk or parking space (min)	3.0 m	4.5 m	
9.7	Setback of a building to a CEC - amenity area (min)	1.5 m	13.0 m	
9.8	Setback between a parking space and a street (min)	3.0 m	n/a	
10	ATTACHED GARAGE, PARKING AND DRIVEWAY			
10.2	Parking spaces (min)	2 ⁽⁵⁾	2	
10.3	Visitor parking spaces (min)	0.25 per unit ⁽⁶⁾	0.25 per unit	
10.4	Driveway width (max)	2.6 m ⁽⁷⁾	3.4 m	<i>Provides increase spacing for driveway partially below balcony</i>
11	LANDSCAPED AREA AND PRIVATE OUTDOOR SPACE			
11.1	Required Landscaped Soft Area per lot (min)	3.0 m ²	7.4 m ²	<i>interior units</i>

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Provided & Proposed	Clarifications & Rationale for B2B Towns
11.2	Contiguous private outdoor space per lot (min)	6.0 m ²	9.4 m ²	<i>interior units</i>
11.3	Setback of a rooftop amenity space from all exterior edges of a building within 7.5 m, or less, of a zone which permits detached dwellings and/or semi-detached (min)	1.0 m	n/a	
12	CEC – ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS			
12.1	Width of a CEC -road (min)	7.0 m ⁽⁸⁾	7.0 m	
12.2	Width of a CEC -road with an abutting parallel visitor parking space (min)	6.0 m ⁽⁸⁾	N/A	
12.4	Width of a sidewalk traversed by a driveway (min)	2.0 m	1.5 m	<i>All units consistent with Subdivision</i>
12.5	Width of a sidewalk not traversed by a driveway (min)	1.5 m	1.5 m	
12.6	CEC - landscaped buffer abutting any side and rear lot line (min)	3.0 m	N/A	
12.7	Contiguous CEC - amenity area (min) – <i>The Greater of:</i>	2.8 m ² per dwelling unit or 5% of lot area ⁽¹¹⁾	10.9 m ² per B2b unit or 736m ²	<i>Communal area (Phase 1 and 2)</i>

Footnotes to RM11 Zoning Table

- (1) **Common elements** are permitted within a common element condominium corporation.
- (2) Measured from the exterior of outside walls and the midpoint of interior walls.
- (3) See also Subsections 4.1.7 and 4.1.8 of this By-law. (*Setbacks to Greenland Zones*) = N/A.
- (4) See also Subsection 4.1.12 of this By-law.
- (5) See also Part 3 of this By-law. (*Parking Regulations*)
- (6) See also Article 4.1.14.1 of this By-law.
- (7) See also Article 4.1.9.1 of this By-law. (*Driveways and Parking Regulations*)
- (8) See also Article 4.1.14.2 of this By-law.
- (9) The calculation of **height** shall be exclusive of **structures** for rooftop access, provided that the **structure** has a maximum **height** of 3.0 m; a maximum **floor area** of 20.0 m²; and it is set back a minimum of 3.0 m from the exterior edge of the **building**.
- (10) Measured to the highest ridge of a **sloped roof**.
- (11) Excludes private outdoor space.

Zoning Matrix 5: General Provisions – for All Zones & Townhouses Types

	General Zoning Regulations	Required	RM5 Street Provided	RM6* Dual front Provided	RM6 Front Load Provided	RM11 B2B Provided	Clarifications & Rationale for Street Townhouses
	GENERAL PROVISIONS						
2.1.14	Distance from building to centreline of <i>Ninth Line</i> designated ROW width for front yard setback (min)	17.5 m + 4.5 m	n/a	TBD	n/a	n/a	<i>To Be Determined following the Ninth Line EA (in progress).</i> <i>Note: RM5 & RM6 zones have min. front yard & ext. side yard setbacks that address separation distances.</i>
2.1.14	Distance from building to centreline of <i>Ninth Line</i> designated ROW width for exterior side yard setback (min)	17.5 m + 4.5 m	TBD	n/a	n/a	n/a	
2.1.30	Rooftop balcony setback from all exterior edges of a building (max)	1.2 m	n/a	n/a	n/a	n/a	<i>N/A no roof top balconies</i>
	GENERAL PROVISIONS FOR RESIDENTIAL ZONES						
4.1.1.1	Dwelling unit permitted on a lot (max)	1	1	>1	>1	n/a	<i>RM6 dwelling units are part of CEC blocks per Draft Plan.</i>
4.1.5.1 (1)	Encroachment of a porch or a deck located from first storey inclusive of stairs into front and/or exterior yard (max)	1.6 m	0.3 m	2.1 m	2.4 m	1.6 m	<i>RM6 into front yard setback for units with raised entries & turned stairs/landings.</i> <i>RM6* for 1 ext. side yard porch.</i>
4.1.5.2 (1)	Setback of a porch or a deck located from first storey inclusive of stairs from rear lot line (min)	1.5 m	3.3 m	3.4 m	4.5 m	n/a	
4.1.5.3	Setback of a porch or deck located from first storey inclusive of stairs to interior side yard lot line (min)	1.2 m	n/a	n/a	n/a	n/a	
4.1.9.4	Setback of a driveway or any other parking area for an end unit of a street townhouse to any side lot line other than the common side lot line (min)	0.6 m	3.0 m	n/a	n/a	n/a	
4.1.12.3	A deck is not permitted on top, above or projecting from an attached garage		n/a	n/a	n/a	n/a	<i>N/A Only Balconies (not decks) located on upper floors.</i>

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