

4.14

RM9 AND RM10 ZONES
(BACK TO BACK AND STACKED TOWNHOUSES)

4.14.1

RM9 and RM10 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in Table 4.14.1 - RM9 and RM10 Permitted Uses and Zone Regulations. *(0181-2018/LPAT Order 2019 February 15)*

Table 4.14.1 - RM9 and RM10 Permitted Uses and Zone Regulations

Column A		B	C
Line 1.0	ZONES	RM9	RM10
PERMITTED USES			
2.0	RESIDENTIAL		
2.1	Stacked Townhouse	✓	
2.2	Back to back townhouse on a condominium road		✓
ZONE REGULATIONS			
3.0	MINIMUM LOT FRONTAGE	38.0 m	38.0 m
4.0	MINIMUM DWELLING UNIT WIDTH	4.5 m	4.5 m
5.0	MAXIMUM DWELLING HEIGHT		
5.1	Sloped roof	17.0 m ⁽¹⁾ and 4 storeys	15.0 m ⁽¹⁾ and 3 storeys
5.2	Flat roof	13.0 m and 4 storeys ⁽⁹⁾	11.0 m and 3 storeys ⁽⁹⁾
6.0	MINIMUM FRONT YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾
7.0	MINIMUM EXTERIOR SIDE YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾
8.0	MINIMUM INTERIOR SIDE YARD	4.5 m ⁽²⁾	4.5 m ⁽²⁾
8.1	Where any portion of the interior side lot line abuts a zone permitting detached dwellings and/or semi-detached	9.0 m ⁽²⁾	7.5 m ⁽²⁾
8.2	Where the interior side lot line abuts a RM4, RM5, RM6, RM7, RM8, RM9, RM10, RM11, or RM12 zone and the rear wall of the building abuts the interior side lot line	7.5 m ⁽²⁾⁽³⁾	n/a
8.3	Where the front wall of a building abuts the interior side lot line	9.0 m ⁽²⁾	9.0 m ⁽²⁾
9.0	MINIMUM REAR YARD	7.5 m ⁽²⁾	7.5 m ⁽²⁾
9.1	Where any portion of the rear lot line abuts a zone permitting detached dwellings and/or semi-detached	9.0 m ⁽²⁾	7.5 m ⁽²⁾
9.2	Where the front wall of the building abuts the rear lot line	9.0 m ⁽²⁾	9.0 m ⁽²⁾
10.0	PROJECTIONS		
10.1	Maximum projection of a balcony , awning or deck , exclusive of stairs, from the outermost face or faces of the building	2.0 m	2.0 m
10.2	Maximum projection of any part of a building , including architectural features but exclusive of stairs, above a below grade patio	50% of the depth of the patio	n/a

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Column A		B	C
Line 1.0	ZONES	RM9	RM10
Table 4.14.1 continued from previous page			
11.0	MINIMUM INTERNAL SETBACKS		
11.1	From a garage face to a condominium road or sidewalk	6.0 m	6.0 m
11.2	From a garage face to a condominium road or sidewalk, where the garage and driveway are accessed at the rear of the dwelling unit	1.0 m	n/a
11.3	From the front wall of a building to a condominium road , sidewalk, walkway or parking space not located on a driveway	4.5 m	4.5 m
11.4	From a porch , exclusive of stairs, located at and accessible from the first storey or below the first storey , to a condominium road , sidewalk, walkway or parking space	2.5 m	2.5 m
11.5	From a rear wall of a building to a side wall of another building on the same lot	12.0 m	n/a
11.6	From a rear wall of a building to a rear wall of another building on the same lot	15.0 m	n/a
11.7	From a side wall of a building to a side wall of another building on the same lot	3.0 m	3.0 m
11.8	From a side wall of any building to a walkway	1.5 m	1.5 m
11.9	From a side wall of a building to a condominium road , sidewalk, or parking space	3.0 m	3.0 m
11.10	Under Appeal (By-law 0181-2018 - front wall to front wall setback)		
11.11	Under Appeal (By-law 0181-2018 - front wall to front wall setback, dwelling unit in basement)		
11.12	From a front wall of a building to a front wall of another building on the same lot , where the building is four storeys	15.0 m ⁽⁴⁾	n/a
11.13	From a front wall of a building to a side wall of another building on the same lot	9.0 m ⁽⁴⁾	9.0 m
11.14	The area created by the minimum separation distance between buildings may not include the required amenity area		
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY		
12.1	Attached garage	Permitted ⁽⁵⁾	Permitted ⁽⁵⁾
12.2	Minimum parking spaces	✓ ^{(6) (7)}	✓ ^{(6) (7)}
12.3	Minimum visitor parking spaces	✓ ⁽⁶⁾	✓ ⁽⁶⁾
12.4	Maximum driveway width	2.6 m ⁽⁷⁾	2.6 m ⁽⁷⁾
13.0	PARKING AREAS AND PARKING STRUCTURE SETBACKS		
13.1	Minimum setback between a parking space and an interior side lot line and/or rear lot line	3.0 m	3.0 m
13.2	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	6.0 m	6.0 m
13.3	Minimum setback of a parking structure constructed completely below finished grade to any lot line	3.0 m	3.0 m

Table 4.14.1 continued on next page

Column A		B	C
Line 1.0	ZONES	RM9	RM10
Table 4.14.1 continued from previous page			
14.0	CONDOMINIUM ROADS, SIDEWALKS AND WALKWAYS		
14.1	Minimum width of a condominium road	7.0 m	7.0 m
14.2	Condominium roads are permitted to be shared with abutting lands zoned to permit back to back townhouse, stacked townhouse, townhouse or apartment , or any combination thereof	✓	✓
14.3	Minimum width of a sidewalk traversed by a driveway	2.0 m	2.0 m
14.4	Minimum width of a sidewalk not traversed by a driveway	1.5 m	1.5 m
15.0	MINIMUM AMENITY AREA AND LANDSCAPED AREA		
15.1	Minimum landscaped area	40% of lot area	40% of lot area
15.2	Minimum required landscaped soft area	50% of landscaped area	50% of landscaped area
15.3	Minimum landscaped buffer abutting any side and rear lot line	3.0 m	3.0 m
15.4	Under Appeal (By-law 0181-2018 - minimum contiguous amenity area)		
15.5	Minimum setback from an amenity area to a building and to any type of road	3.0 m	3.0 m
15.6	A setback from an amenity area shall be unencumbered except for a perpendicular walkway and shall consist of only soft landscaped material	✓	✓
15.7	Minimum contiguous private outdoor space per unit	6.0 m ²	6.0 m ²
15.8	Notwithstanding Line 15.7, minimum contiguous private outdoor space per unit when located on a balcony	4.5 m ²	4.5 m ²
15.9	Minimum setback of a rooftop amenity space from all exterior edges of a building adjacent to low density residential development	1.0 m	1.0 m

- NOTES:
- (1)

Measured to the highest ridge of a **sloped roof**.
- (2)

See also Subsections 4.1.7 and 4.1.8 of this By-law.
- (3)

Only applies to the RM7 zone if lands are used for a **duplex** or **triplex**.
- (4)

Where there are **buildings** with different **heights** on one **lot**, the average of the required setbacks shall be used.
- (5)

See also Subsection 4.1.12 of this By-law.
- (6)

See also Part 3 of this By-law.
- (7)

See also Subsection 4.1.9 of this By-law.
- (8)

Excludes private outdoor space.
- (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**.