

Proposed RM9, RM10 and RM11 Zone Regulations, September 2017

Column A		B	C	D
Line 1.0	ZONES	RM9	RM10	RM11
PERMITTED USES				
2.0	RESIDENTIAL			
2.1	Stacked Townhouse	✓		
2.2	Back to Back Townhouse on a Condominium Road		✓	
2.3	Back to Back Townhouse on a CEC-Road			✓
ZONE REGULATIONS				
3.0	MINIMUM LOT FRONTAGE	42 38.0 m	42 38.0 m	42 38.0 m
4.0	MINIMUM DWELLING UNIT WIDTH	5.0 m	5.0 m	5.0 m
5.0	MAXIMUM LENGTH OF A STACKED TOWNHOUSE AND A BACK-TO-BACK TOWNHOUSE	41.0 m ⁽⁴⁾	41.0 m ⁽⁴⁾	41.0 m ⁽⁴⁾
65.0	MAXIMUM DWELLING HEIGHT			
65.1	Flat roof	13.0 m and 4 storeys	11.0 m and 3 storeys	11.0 m and 3 storeys
65.2	Sloped roof	17.0 m ⁽²⁾ and 4 storeys	15.0 m ⁽²⁾ and 3 storeys	15.0 m ⁽²⁾ and 3 storeys
76.0	MINIMUM FRONT YARD	7.5 m ⁽³⁾	7.5 m ⁽³⁾	7.5 m ⁽³⁾
87.0	MINIMUM EXTERIOR SIDE YARD	7.5 m ⁽³⁾	7.5 m ⁽³⁾	7.5 m ⁽³⁾
98.0	MINIMUM INTERIOR SIDE YARD	4.5 m ⁽³⁾	4.5 m ⁽³⁾	4.5 m ⁽³⁾
98.1	Where any portion of the interior side lot line abuts a zone permitting detached and/or semi-detached dwellings	40-99.0 m ⁽³⁾	7.5 m ⁽³⁾	7.5 m ⁽³⁾
98.2	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 ⁽³⁾⁽⁴⁾	n/a	n/a

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Column Line 1.0	A		B	C	D
	ZONES				
RM9.3	Where the front wall of a building abuts the interior side lot line		409.0 m (3)	409.0 m (3)	409.0 m (3)
409.0	MINIMUM REAR YARD		7.5 m (3)	7.5 m (3)	7.5 m (3)
409.1	Where any portion of the rear lot line abuts a zone permitting detached and/or semi-detached dwellings		409.0 m (3)	7.5 m (3)	7.5 m (3)
409.2	Where a front wall of a building abuts the rear lot line		409.0 m (3)	409.0 m (3)	409.0 m (3)
4410.0	MAXIMUM ENCROACHMENT OF A DECK INCLUSIVE OF STAIRS, BALCONY OR AWNING , ATTACHED TO A REAR OR FRONT WALL , INTO A REQUIRED YARD		2.0 m	2.0 m	2.0 m
4411.0	MINIMUM INTERNAL SETBACKS				
4411.1	From a front garage face to a condominium road or sidewalk		6.0 m	6.0 m	6.0 m
4411.2	From a front 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	n/a
4411.3	From a front wall of a building to a condominium road, sidewalk, walkway or parking space		4.5 m	4.5 m	4.5 m
4411.4	From a porch , exclusive of stairs, <u>located at and accessible from the first storey or below the first storey</u> to a condominium road, sidewalk, walkway or parking space		2.5 m	2.5 m	2.5 m
4411.5	From a rear wall of a building containing a dwelling unit to a side wall of another building containing a dwelling unit on the same lot		12.0 m	n/a	n/a
4411.6	From a rear wall of a building containing a dwelling unit to a rear wall of another building containing a dwelling unit on the same lot		15.0 m	n/a	n/a

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4211.7	From a side wall of a building containing a dwelling unit to a side wall of another building containing a dwelling unit on the same lot		3.0 m	3.0 m	3.0 m
4211.8	From a side wall of any building to a walkway		1.5 m	1.5 m	1.5 m
4211.9	From a side wall of a building to a condominium road, sidewalk, or parking space		3.0 m	3.0 m	3.0 m
4211.10	From a front wall of a building containing a dwelling unit to a front wall of another building containing a dwelling unit on the same lot, where the building is less than or equal to three storeys		12.0 m ⁽⁶⁾	12.0 m	12.0 m
11.11	<u>From a front wall of a building containing a dwelling unit to a front wall of another building containing a dwelling unit on the same lot, where the building is less than or equal to three storeys and contains a dwelling unit in the basement</u>		<u>15.0 m ⁽⁶⁾</u>	<u>n/a</u>	<u>n/a</u>
4211.124	From a front wall of a building containing a dwelling unit to a front wall of another building containing a dwelling unit on the same lot, where the building is four storeys		15.0 m ⁽⁶⁾	n/a	n/a
4211.132	From a front wall of a building containing a dwelling unit to a side wall of another building containing a dwelling unit on the same lot		409.0 m	409.0 m	409.0 m
42.13	Increase in required setback identified in Lines 12.10, 12.14 and 12.12 where a front wall of a building contains stairs, stairwells or retaining walls to facilitate below grade access to a dwelling unit		4.0 m	n/a	n/a
4312.0	ATTACHED GARAGE, PARKING AND DRIVEWAY				
4312.1	Attached garage		Permitted ⁽⁶⁾	Permitted ⁽⁶⁾	Permitted ⁽⁶⁾
4312.2	Minimum parking spaces		✓ ⁽⁷⁾⁽⁸⁾	✓ ⁽⁷⁾⁽⁸⁾	✓ ⁽⁷⁾⁽⁸⁾
4312.3	Minimum visitor parking spaces		✓ ⁽⁷⁾	✓ ⁽⁷⁾	✓ ⁽⁷⁾

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44 12.4	Maximum driveway width	2.6 m ⁽⁸⁾	2.6 m ⁽⁸⁾	2.6 m ⁽⁸⁾
44 13.0	PARKING AREAS AND PARKING STRUCTURE SETBACKS			
44 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	3.0 m
44 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	6.0 m
44 13.3	Minimum setback of a parking structure constructed completely below finished grade to any lot line	3.0 m	3.0 m	3.0 m
44 14.0	INTERNAL ROADS AND SIDEWALKS			
44 14.1	Minimum width of a condominium road	7.0 m	7.0 m	7.0 m
44 14.2	Condominium roads are permitted to be shared with abutting lands zoned to permit stacked townhouse, back to back townhouse, townhouse or apartment dwelling , or any combination of dwellings thereof	✓	✓	✓
44 15.0	MINIMUM WIDTH OF SIDEWALKS AND WALKWAYS			
15 .1	Minimum width of a sidewalk traversed by a driveway	<u>2.0 m</u>	<u>2.0 m</u>	<u>2.0 m</u>
15 .2	Minimum width of a sidewalk not traversed by a driveway	<u>1.8 m</u>	<u>1.8 m</u>	<u>1.8 m</u>
15 .34	Minimum width of a walkway	<u>1.58 m</u>	<u>1.58 m</u>	<u>1.58 m</u>
16.0	MINIMUM AMENITY AREA AND LANDSCAPED AREA			
16.1	Minimum landscaped area	40% of lot area	40% of lot area	40% of lot area
16.2	Minimum landscaped soft area per parcel of tied land	n/a	n/a	7.5 m ²
16.3	Minimum landscape buffer abutting any side and rear lot line	3.0 m	3.0 m	3.0 m

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16.4		Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the lot area ⁽⁹⁾	The greater of 5.6 m ² per dwelling unit or 10% of the lot area ⁽⁹⁾	The greater of 5.6 m ² per dwelling unit or 10% of the lot area ⁽⁹⁾
16.5		Minimum percentage of total required amenity area to be provided in one contiguous area	50%	50%	50%
16.6		Minimum contiguous private outdoor space per unit	6.0 m ²	6.0 m ²	6.0 m ²
16.7		Minimum setback of a rooftop amenity space from all exterior edges of a building	1.2 m	1.2 m	1.2 m
17.0		ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽¹⁰⁾	✓ ⁽¹⁰⁾	✓ ⁽¹⁰⁾

NOTES:

- (1) Exclusive of wing walls, utility service walls, and garbage rooms.
- (2) Measured to the highest ridge of a sloped roof.
- (3) See also Subsections 4.1.7 and 4.1.8 of this By-law.
- (4) Only applies to lands zoned RM7 if used for Duplex and/or Triplex.
- (5) Where there are buildings with different heights on one lot, the average of the required setbacks shall be used.
- (6) See also Subsection 4.1.12 of this By-law.
- (7) See also Part 3 of this By-law.
- (8) See also Subsection 4.1.9 of this By-law.
- (9) Excludes private amenity space.
- (10) See also subsection 4.1.2 of this By-law.

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Proposed RM12 Zone Regulations

Column A		B
Line 1.0	ZONES	RM12
PERMITTED USES		
2.0	RESIDENTIAL	
2.1	Back to Back Townhouse on a Street	✓
ZONE REGULATIONS		
3.0	MINIMUM LOT FRONTAGE	
3.1	Interior Lot	6.0 m
3.3	Corner Lot	10.5 m
4.0	MAXIMUM NUMBER OF DWELLING UNITS IN A BACK TO BACK TOWNHOUSE BLOCK	12
5.0	MAXIMUM DWELLING HEIGHT	
5.1	Flat roof	11.0 m and 3 storeys
5.2	Sloped roof	15.0 m ⁽¹⁾ and 3 storeys
6.0	MINIMUM FRONT YARD	4.5 m ⁽²⁾⁽³⁾
6.1	Front garage face	6.0 m
7.0	MINIMUM EXTERIOR SIDE YARD	4.5 m ⁽²⁾⁽³⁾
7.1	Front garage face	6.0 m
8.0	MINIMUM INTERIOR SIDE YARD	
8.1	Attached Side	0.0 m
8.2	Unattached Side	1.5 m ⁽²⁾
8.3	Where any portion of the interior lot line abuts a zone permitting detached and/or semi-detached dwellings	7.5 m ⁽²⁾
9.0	MINIMUM REAR YARD	0.0 m
10.0	MAXIMUM ENCROACHMENT OF A BALCONY ATTACHED TO A FRONT WALL	3.0 m
11.0	MINIMUM SETBACK FROM A PORCH, EXCLUSIVE OF STAIRS	2.0 m
12.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
12.1	Attached garage	Permitted ⁽⁴⁾
12.2	Minimum parking spaces	✓ ^{(5) (6)}
12.3	Maximum driveway width	2.6 m ⁽⁶⁾

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13.0	MINIMUM LANDSCAPED AREA	
13.1	Minimum landscaped area	6.5 m ²
13.2	Minimum percentage of required front yard landscaped area to be landscaped soft area	75%
14.0	AMENITY SPACE	
14.1	Minimum contiguous private outdoor amenity space	6.0 m ² (7)
14.2	Maximum encroachment of a balcony attached to a front wall	2.5 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) Air conditioning equipment is permitted in the required front yard, provided it is located on a balcony.
- (4) See also Subsection 4.1.12 of this By-law.
- (5) See also Part 3 of this By-law.
- (6) See also Subsection 4.1.9 of this By-law.
- (7) Exclusive of landscaped area at-grade.

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Proposed New and Amended Definitions

CEC - Road	means a private right-of-way for vehicular travel over common elements that are maintained by a common element condominium corporation.
CEC - Parcel of Tied Land	means an area of land associated with a common element condominium.
Context Grade	Means, with reference to a townhouse, back to back townhouse or stacked townhouse, the average of 12 grade points, eight of which are taken around the perimeter of the site and four of which are based on the location of the proposed building(s): -2 points at the centreline of the street extending from the side property lines -2 points located 10 cm outside the subject site from where the side property lines meet the front property line -2 points located 10 cm outside the subject site at the midpoint of the side property lines -2 points located 10 cm outside the subject site, measured out from the side property lines, from where the side and rear property lines meet -4 points taken <u>34.5</u> m from the corners of the proposed buildings
Driveway	means an internal roadway that is not a street, private road, CEC - road, condominium road or lane, which provides vehicular access from a street, private road, CEC - road, condominium road or lane to parking or loading spaces.
Back to Back Townhouse	means a building that has four or more dwelling units divided vertically, including a common rear wall, each with an independent entrance and has a yard abutting at least one exterior wall of each dwelling unit.
Stacked Townhouse	means a building that has four or more dwelling units divided horizontally and/or vertically, each with an entrance that is independent or through a shared landing and/or external stairwell. Units may also be divided vertically by a common rear wall.
Townhouse	means a building that has three or more attached dwelling units divided vertically above grade by a party wall at least 5.0 m in

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	length and at least 2.0 m in height, and has a yard abutting at least two (2) exterior walls of each dwelling unit.
Condominium Road	means a private right-of-way over private property for vehicular travel which provides access to buildings and/or dwelling units on the same property, is not maintained by a public body, and includes CEC-Road.
Sidewalk	means an area for pedestrian travel that is abutting a street, condominium road or private road.
Walkway	means an area for pedestrian travel that provides access within or to a property that is not abutting a street, condominium road or private road.