

## Proposed RM9, RM10 and RM11 Zone Regulations

| Column A                |   | B                                   | C                                   | D                                   |
|-------------------------|---|-------------------------------------|-------------------------------------|-------------------------------------|
| Line 1.0                | ZONES   | RM9                                 | RM10                                | RM11                                |
| <b>PERMITTED USES</b>   |   |                                     |                                     |                                     |
| 2.0                     | RESIDENTIAL   |                                     |                                     |                                     |
| 2.1                     | <b>Stacked Townhouse</b>  | ✓                                   |                                     |                                     |
| 2.2                     | <b>Back to Back Townhouse on a Condominium Road</b>   |                                     | ✓                                   |                                     |
| 2.3                     | <b>Back to Back Townhouse on a CEC-Road</b>   |                                     |                                     | ✓                                   |
| <b>ZONE REGULATIONS</b> |   |                                     |                                     |                                     |
| 3.0                     | MINIMUM LOT FRONTAGE  | 42.0 m                              | 42.0 m                              | 42.0 m                              |
| 4.0                     | MINIMUM DWELLING UNIT WIDTH   | 5.0 m                               | 5.0 m                               | 5.0 m                               |
| 5.0                     | MAXIMUM LENGTH OF A <b>STACKED TOWNHOUSE</b> AND A <b>BACK TO BACK TOWNHOUSE</b>  | 41.0 m <sup>(1)</sup>               | 41.0 m <sup>(1)</sup>               | 41.0 m <sup>(1)</sup>               |
| 6.0                     | MAXIMUM DWELLING HEIGHT   |                                     |                                     |                                     |
| 6.1                     | <b>Flat roof</b>  | 13.0 m and 4 storeys                | 11.0 m and 3 storeys                | 11.0 m and 3 storeys                |
| 6.2                     | <b>Sloped roof</b>  | 17.0 m <sup>(2)</sup> and 4 storeys | 15.0 m <sup>(2)</sup> and 3 storeys | 15.0 m <sup>(2)</sup> and 3 storeys |
| 7.0                     | MINIMUM FRONT YARD  | 7.5 m <sup>(3)</sup>                | 7.5 m <sup>(3)</sup>                | 7.5 m <sup>(3)</sup>                |
| 8.0                     | MINIMUM EXTERIOR SIDE YARD  | 7.5 m <sup>(3)</sup>                | 7.5 m <sup>(3)</sup>                | 7.5 m <sup>(3)</sup>                |
| 9.0                     | MINIMUM INTERIOR SIDE YARD  | 4.5 m <sup>(3)</sup>                | 4.5 m <sup>(3)</sup>                | 4.5 m <sup>(3)</sup>                |
| 9.1                     | Where any portion of the <b>interior side lot line</b> abuts a zone permitting <b>detached</b> and/or <b>semi-detached dwellings</b>  | 10.0 m <sup>(3)</sup>               | 7.5 m <sup>(3)</sup>                | 7.5 m <sup>(3)</sup>                |
| 9.2                     | Where the <b>interior side lot line</b> abuts a RM4, RM5, RM6, RM7, RM8, RM9, RM10, RM11, or RM12 zone and the rear wall of the <b>building</b> abuts the <b>interior side lot line</b> | 7.5 m <sup>(3)(4)</sup>             | n/a                                 | n/a                                 |

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| 9.3         | Where the front wall of a <b>building</b> abuts the <b>interior side lot line</b>  | 10.0 m <sup>(3)</sup> | 10.0 m <sup>(3)</sup> | 10.0 m <sup>(3)</sup> |
| <b>10.0</b> | <b>MINIMUM REAR YARD</b>   | 7.5 m <sup>(3)</sup>  | 7.5 m <sup>(3)</sup>  | 7.5 m <sup>(3)</sup>  |
| 10.1        | Where any portion of the <b>rear lot line</b> abuts a zone permitting <b>detached</b> and/or <b>semi-detached dwellings</b>  | 10.0 m <sup>(3)</sup> | 7.5 m <sup>(3)</sup>  | 7.5 m <sup>(3)</sup>  |
| 10.2        | Where a front wall of a <b>building</b> abuts the <b>rear lot line</b>   | 10.0 m <sup>(3)</sup> | 10.0 m <sup>(3)</sup> | 10.0 m <sup>(3)</sup> |
| <b>11.0</b> | <b>MAXIMUM ENCROACHMENT OF A DECK INCLUSIVE OF STAIRS, BALCONY OR AWNING, ATTACHED TO A REAR OR FRONT WALL, INTO A REQUIRED YARD</b>   | 2.0 m                 | 2.0 m                 | 2.0 m                 |
| <b>12.0</b> | <b>MINIMUM INTERNAL SETBACKS</b>   |                       |                       |                       |
| 12.1        | From a <b>front garage face</b> to a <b>condominium road</b> or <b>sidewalk</b>  | 6.0 m                 | 6.0 m                 | 6.0 m                 |
| 12.2        | From a <b>front garage face</b> to a <b>condominium road</b> or <b>sidewalk</b> , where the <b>garage</b> and <b>driveway</b> are accessed at the rear of the <b>dwelling unit</b> | 1.0 m                 | n/a                   | n/a                   |
| 12.3        | From a front wall of a <b>building</b> to a <b>condominium road, sidewalk, walkway</b> or <b>parking space</b>   | 4.5 m                 | 4.5 m                 | 4.5 m                 |
| 12.4        | From a <b>porch</b> , exclusive of stairs, to a <b>condominium road, sidewalk, walkway</b> or <b>parking space</b>   | 2.5 m                 | 2.5 m                 | 2.5 m                 |
| 12.5        | From a rear wall of a <b>building</b> containing a <b>dwelling unit</b> to a side wall of another <b>building</b> containing a <b>dwelling unit</b> on the same lot                | 12.0 m                | n/a                   | n/a                   |
| 12.6        | From a rear wall of a <b>building</b> containing a <b>dwelling unit</b> to a rear wall of another <b>building</b> containing a <b>dwelling unit</b> on the same lot                | 15.0 m                | n/a                   | n/a                   |

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| Line 1.0    | ZONES   | RM9                             | RM10                            | RM11                            |
| 12.7        | From a side wall of a <b>building</b> containing a <b>dwelling unit</b> to a side wall of another <b>building</b> containing a <b>dwelling unit</b> on the same lot   | 3.0 m                           | 3.0 m                           | 3.0 m                           |
| 12.8        | From a side wall of any <b>building</b> to a <b>walkway</b>   | 1.5 m                           | 1.5 m                           | 1.5 m                           |
| 12.9        | From a side wall of a <b>building</b> to a <b>condominium road, sidewalk, or parking space</b>  | 3.0 m                           | 3.0 m                           | 3.0 m                           |
| 12.10       | From a front wall of a <b>building</b> containing a <b>dwelling unit</b> to a front wall of another <b>building</b> containing a <b>dwelling unit</b> on the same lot, where the <b>building</b> is less than or equal to three storeys | 12.0 m <sup>(5)</sup>           | 12.0 m                          | 12.0 m                          |
| 12.11       | From a front wall of a <b>building</b> containing a <b>dwelling unit</b> to a front wall of another <b>building</b> containing a <b>dwelling unit</b> on the same lot, where the <b>building</b> is four storeys                        | 15.0 m <sup>(5)</sup>           | n/a                             | n/a                             |
| 12.12       | From a front wall of a <b>building</b> containing a <b>dwelling unit</b> to a side wall of another <b>building</b> containing a <b>dwelling unit</b> on the same lot  | 10.0 m                          | 10.0 m                          | 10.0 m                          |
| 12.13       | Increase in required setback identified in Lines 12.10, 12.11 and 12.12 where a front wall of a <b>building</b> contains stairs, stairwells or retaining walls to facilitate below grade access to a <b>dwelling unit</b>               | 1.0 m                           | n/a                             | n/a                             |
| <b>13.0</b> | <b>ATTACHED GARAGE, PARKING AND DRIVEWAY</b>  |                                 |                                 |                                 |
| 13.1        | Attached <b>garage</b>  | Permitted <sup>(6)</sup>        | Permitted <sup>(6)</sup>        | Permitted <sup>(6)</sup>        |
| 13.2        | Minimum <b>parking spaces</b>   | ✓ <sup>(7)</sup> <sup>(8)</sup> | ✓ <sup>(7)</sup> <sup>(8)</sup> | ✓ <sup>(7)</sup> <sup>(8)</sup> |
| 13.3        | Minimum visitor <b>parking spaces</b>   | ✓ <sup>(7)</sup>                | ✓ <sup>(7)</sup>                | ✓ <sup>(7)</sup>                |
| 13.4        | Maximum <b>driveway</b> width   | 2.6 m <sup>(8)</sup>            | 2.6 m <sup>(8)</sup>            | 2.6 m <sup>(8)</sup>            |
| <b>14.0</b> | <b>PARKING AREAS AND PARKING STRUCTURE SETBACKS</b>   |                                 |                                 |                                 |

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| Line 1.0    | ZONES  | RM9   | RM10  | RM11  |
| 14.1        | Minimum setback between a <b>parking space</b> and an <b>interior side lot line</b> and/or <b>rear lot line</b>  | 3.0 m   | 3.0 m   | 3.0 m   |
| 14.2        | Minimum setback of a <b>parking structure</b> constructed above or partially above finished grade to any <b>lot line</b>   | 6.0 m   | 6.0 m   | 6.0 m   |
| 14.3        | Minimum setback of a <b>parking structure</b> constructed completely below finished grade to any <b>lot line</b>   | 3.0 m   | 3.0 m   | 3.0 m   |
| <b>15.0</b> | <b>INTERNAL ROADS AND SIDEWALKS</b>  |   |   |   |
| 15.1        | Minimum width of a <b>condominium road</b>   | 7.0 m   | 7.0 m   | 7.0 m   |
| 15.2        | <b>Condominium roads</b> are permitted to be shared with abutting lands zoned to permit <b>stacked townhouse, back to back townhouse, townhouse</b> or <b>apartment dwelling</b> , or any combination of dwellings thereof | ✓   | ✓   | ✓   |
| 15.3        | Minimum width of a <b>sidewalk</b>   | 2.0 m   | 2.0 m   | 2.0 m   |
| 15.4        | Minimum width of a <b>walkway</b>  | 1.8 m   | 1.8 m   | 1.8 m   |
| <b>16.0</b> | <b>MINIMUM AMENITY AREA AND LANDSCAPED AREA</b>  |   |   |   |
| 16.1        | Minimum <b>landscaped area</b>   | 40% of <b>lot area</b>  | 40% of <b>lot area</b>  | 40% of <b>lot area</b>  |
| 16.2        | Minimum <b>landscaped soft area</b> per <b>parcel of tied land</b>   | n/a   | n/a   | 7.5 m <sup>2</sup>  |
| 16.3        | Minimum <b>landscape buffer</b> abutting any side and <b>rear lot line</b>   | 3.0 m   | 3.0 m   | 3.0 m   |
| 16.4        | Minimum <b>amenity area</b>  | The greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the <b>lot area</b> <sup>(9)</sup> | The greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the <b>lot area</b> <sup>(9)</sup> | The greater of 5.6 m <sup>2</sup> per <b>dwelling unit</b> or 10% of the <b>lot area</b> <sup>(9)</sup> |
| 16.5        | Minimum percentage of total required <b>amenity area</b> to be provided in one contiguous area   | 50%   | 50%   | 50%   |

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| 16.6        | Minimum contiguous private outdoor space per unit                                       | 6.0 m <sup>2</sup> | 6.0 m <sup>2</sup> | 6.0 m <sup>2</sup> |
| 16.7        | Minimum setback of a rooftop amenity space from all exterior edges of a <b>building</b> | 1.2 m              | 1.2 m              | 1.2 m              |
| <b>17.0</b> | <b>ACCESSORY BUILDINGS AND STRUCTURES</b>   | ✓ <sup>(10)</sup>  | ✓ <sup>(10)</sup>  | ✓ <sup>(10)</sup>  |

### 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.