

**4.13 RM7 and RM8 ZONES  
(DETACHED, SEMI-DETACHED, DUPLEX, TRIPLEX AND  
HORIZONTAL MULTIPLE DWELLINGS WITH 4 TO 6  
DWELLING UNITS)**

**4.13.1 RM7 and RM8 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 4.13.1 - RM7 and RM8 Permitted Uses and Zone Regulations.

**Table 4.13.1 - RM7 and RM8 Permitted Uses and Zone Regulations**

Column A		B	C
Line 1.0	ZONES	RM7	RM8
<b>PERMITTED USES</b>			
2.0	RESIDENTIAL		
2.1	<b>Detached dwelling</b> in compliance with R15 zone regulations	✓ <sup>(1)</sup>	
2.2	<b>Semi-detached</b> in compliance with RM2 zone regulations (0174-2017)	✓ <sup>(2)</sup>	
2.3	<b>Duplex</b> (0174-2017)	✓	
2.4	<b>Triplex</b> (0174-2017)	✓	
2.5	<b>Horizontal multiple dwelling - with 4 to 6 dwelling units</b>		✓
<b>ZONE REGULATIONS</b>			
3.0	MINIMUM LOT AREA		
3.1	<b>Interior lot</b>	460 m <sup>2</sup>	750 m <sup>2</sup>
3.2	<b>Corner lot</b>	500 m <sup>2</sup>	835 m <sup>2</sup>
4.0	MINIMUM LOT FRONTAGE		
4.1	<b>Interior lot</b>	12.0 m	22.5 m
4.2	<b>Corner lot</b>	16.5 m	22.5 m
5.0	MAXIMUM LOT COVERAGE	40%	40%
6.0	MAXIMUM GROSS FLOOR AREA - RESIDENTIAL	0.60 times the lot area	1.0 times the lot area
7.0	MINIMUM FRONT YARD	6.0 m <sup>(3)</sup>	6.0 m <sup>(3)</sup>
7.1	<b>Front garage face</b> (0379-2009)	(8)	(8)
8.0	MINIMUM EXTERIOR SIDE YARD	4.5 m <sup>(3)</sup>	4.5 m <sup>(3)</sup>
8.1	<b>Front garage face</b>	6.0 m	6.0 m
9.0	MINIMUM INTERIOR SIDE YARD		
9.1	<b>Interior lot</b>	1.2 m on one side of the dwelling and 3.0 m on the other side of the dwelling <sup>(3)</sup>	3.0 m on one side of the dwelling and 4.2 m on the other side of the dwelling <sup>(3)</sup>
9.2	<b>Corner lot</b>	1.2 m <sup>(3)</sup>	4.2 m <sup>(3)</sup>
10.0	MINIMUM REAR YARD	7.5 m <sup>(3)</sup>	7.5 m <sup>(3)</sup>
11.0	MAXIMUM HEIGHT (0308-2011)	10.7 m and 3 storeys	10.7 m and 3 storeys

Table 4.13.1 continued on next page

**Part 4 - Residential Zones**

Column		A	B	C
Line 1.0	ZONES		RM7	RM8
<b>Table 4.13.1 continued from previous page</b>				
<b>12.0</b>	<b>MINIMUM LANDSCAPED AREA</b>			
12.1	Percentage of total <b>lot area</b>		25%	30%
12.2	Percentage of <b>front yard</b> area		50%	50%
<b>13.0</b>	<b>ATTACHED GARAGE, PARKING, DRIVEWAY AND AISLES</b>			
13.1	Attached <b>garage</b>		Permitted <sup>(4)</sup>	Permitted <sup>(4)</sup>
13.2	Minimum <b>parking spaces</b>		✓ <sup>(5)</sup> <sup>(6)</sup>	✓ <sup>(5)</sup> <sup>(6)</sup>
13.3	Maximum <b>driveway</b> width		6.0 m <sup>(6)</sup>	Lesser of 8.5 m or 50% of <b>lot frontage</b> <sup>(6)</sup>
13.4	Maximum number of <b>parking spaces</b> , or portions thereof, permitted in the <b>front yard</b>		2	2
13.5	Minimum setback between surface <b>parking spaces</b> and/or <b>aisles</b> and a <b>rear lot line</b> except when located within a detached <b>garage</b>		3.0 m	3.0 m
13.6	Minimum <b>aisle</b> width			6.0 m
<b>14.0</b>	<b>ACCESSORY BUILDINGS AND STRUCTURES</b>		✓ <sup>(7)</sup>	✓ <sup>(7)</sup>

- NOTES:**
- (1) See Table 4.6.1 of this By-law.
  - (2) See Table 4.8.1 of this By-law.
  - (3) See also Subsections 4.1.7 and 4.1.8 of this By-law.
  - (4) See also Subsection 4.1.12 of this By-law.
  - (5) See Part 3 of this By-law.
  - (6) See Subsection 4.1.9 of this By-law.
  - (7) See Subsection 4.1.2 of this By-law.
  - (8) The setback to the **front garage face** shall be the same as the **front yard**. (0379-2009)

**4.13.2 RM7 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.13.2.1	Exception: RM7-1	Map # 39E	By-law: 0174-2017
<p>In a RM7-1 zone the applicable regulations shall be as specified for a RM7 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<p><b>Permitted Uses</b></p>			
<p>4.13.2.1.1 Lands zoned RM7-1 shall only be used for the following:</p> <ul style="list-style-type: none"> <li>(1) <b>Detached Dwelling</b></li> <li>(2) <b>Semi-Detached</b></li> <li>(3) <b>Duplex</b></li> </ul>			

4.13.2.2	Exception: RM7-2	Map # 07	By-law: 0308-2011, 0171-2015/OMB Order 2016 April 04, 0193-2016/ OMB Order 2017 May 30, 0174-2017
<p>In a RM7-2 zone the applicable regulations shall be as specified for a RM7 zone except that the following <b>uses</b>/regulations shall apply:</p>			
<p><b>Permitted Use</b></p>			
<p>4.13.2.2.1 Lands zoned RM7-2 shall only be used for the following:</p> <ul style="list-style-type: none"> <li>(1) <b>Semi-Detached</b></li> </ul>			
<p><b>Regulations</b></p>			
<p>4.13.2.2.2 A <b>semi-detached</b> shall comply with the RM2 zone regulations contained in Subsection 4.8.1 of this By-law except that:</p> <ul style="list-style-type: none"> <li>(1) minimum <b>front yard</b> 8.0 m</li> <li>(2) minimum <b>interior side yard</b> 2.0 m</li> <li>(3) minimum <b>rear yard</b> 9.5 m</li> <li>(4) maximum projection of the <b>garage</b> beyond any portion of the <b>front wall</b> or <b>exterior side wall</b> of the <b>first storey</b> 0.0 m</li> <li>(5) maximum setback of the first floor <b>front wall</b> or <b>exterior side wall</b> of a <b>semi-detached</b> from the <b>front garage face</b> where a <b>main entry feature</b> is provided 1.8 m</li> <li>(6) maximum <b>driveway</b> width 3.8 m</li> <li>(7) maximum <b>height - highest ridge: sloped roof</b> 9.5 m</li> <li>(8) maximum <b>height: flat roof</b> 7.5 m</li> <li>(9) maximum height of eaves: from <b>average grade</b> to lower edge of eaves 6.4 m</li> <li>(10) maximum <b>dwelling unit depth</b> 20.0 m</li> </ul>			

**Part 4 - Residential Zones**

4.13.2.3	Exception: RM7-3	Map # 08	By-law: 0171-2015/ OMB Order 2016 April 04, 0193-2016/OMB Order 2017 May 30, 0174-2017
In a RM7-3 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM7 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.13.2.3.1	Each <b>duplex</b> and <b>triplex</b> shall have access to Broadview Avenue over a right-of-way located at the rear of the property		
4.13.2.3.2	Minimum <b>interior side yard</b>	0.3 m on one side and 0.75 m on the other side	
4.13.2.3.3	Maximum <b>height - highest ridge</b> of a <b>detached</b> or <b>semi-detached:</b> <b>sloped roof</b>	9.5 m	
4.13.2.3.4	Maximum <b>height</b> of a <b>detached</b> or <b>semi-detached:</b> <b>flat roof</b>	7.5 m	
4.13.2.3.5	Maximum height of eaves of a <b>detached</b> or <b>semi-detached:</b> from <b>average grade</b> to lower edge of eaves	6.4 m	
4.13.2.3.6	Maximum <b>dwelling unit depth</b>	20.0 m	

4.13.2.4	Exception: RM7-4	Map # 07	By-law:
In a RM7-4 zone the applicable regulations shall be as specified for a RM7 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Use</b>			
4.13.2.4.1	Lands zoned RM7-4 shall only be used for the following:  (1) <b>Private School</b>		
<b>Regulation</b>			
4.13.2.4.2	A <b>private school</b> shall comply with the provisions contained in Article 2.1.9.2 of this By-law		

4.13.2.5	Exception: RM7-5	Map # 06, 07, 08	By-law: 0171-2015/ OMB Order 2016 April 04/ 2016 June 14, 0193-2016/ OMB Order 2017 May 30, 0174-2017, 0058-2018
In a RM7-5 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM7 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.13.2.5.1	Maximum <b>height - highest ridge</b> of a <b>detached</b> or <b>semi-detached:</b> <b>sloped roof</b>	9.5 m	
4.13.2.5.2	Maximum <b>height</b> of a <b>detached</b> or <b>semi-detached:</b> <b>flat roof</b>	7.5 m	
4.13.2.5.3	Maximum height of eaves of a <b>detached</b> or <b>semi-detached:</b> from <b>average grade</b> to lower edge of eaves	6.4 m	
4.13.2.5.4	Maximum <b>dwelling unit depth</b>	20.0 m	

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4.13.2.6	Exception: RM7-6	Map # 06, 07	By-law: 0180-2017
<p>In a RM7-6 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM7 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<p><b>Additional Permitted Use</b></p>			
4.13.2.6.1	(1) <b>Street Townhouse Dwelling</b>		
<p><b>Regulations</b></p>			
4.13.2.6.2	<p>A <b>detached dwelling</b> shall comply with the R3 zone regulations contained in Subsection 4.2.1 of this By-law except that:</p> <p>(1) maximum <b>height:</b> <span style="float: right;">7.5 m</span>  <b>flat roof</b></p>		
4.13.2.6.3	<p>A <b>semi-detached</b> shall comply with the RM1 zone regulations contained in Subsection 4.8.1 of this By-law except that:</p> <p>(1) maximum <b>height:</b> <span style="float: right;">7.5 m</span>  <b>flat roof</b></p>		



**4.13.3 RM8 Exception Zones**

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.13.3.1	Exception: RM8-1	Map # 39E	By-law:
In a RM8-1 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM8 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Regulations</b>			
4.13.3.1.1	Maximum number of horizontal multiple <b>dwelling units</b>		4
4.13.3.1.2	Minimum <b>lot area</b>		815 m <sup>2</sup>
4.13.3.1.3	Minimum <b>interior side yard</b>		2.4 m

4.13.3.2	Exception: RM8-2	Map # 39E	By-law: 0352-2008/OMB Order 2012 February 28, 0174-2017
In a RM8-2 zone the applicable regulations shall be as specified for a RM8 zone except that the following <b>uses/regulations</b> shall apply:			
<b>Permitted Uses</b>			
4.13.3.2.1	Lands zoned RM8-2 shall only be used for the following:		
	(1)	<b>Medical Office - Restricted</b>	
	(2)	Horizontal Multiple Dwelling	
<b>Regulations</b>			
4.13.3.2.2	Maximum number of <b>physicians, dentists, drugless practitioners</b> or <b>health professionals</b> permitted to practise at any one time		2
4.13.3.2.3	Maximum number of <b>dwelling units</b> in a horizontal multiple dwelling		3
4.13.3.2.4	Maximum total <b>gross floor area</b> for all <b>buildings</b> and <b>structures</b>		430 m <sup>2</sup>
4.13.3.2.5	Maximum <b>gross floor area - non-residential</b> used for a <b>medical office - restricted</b>		162 m <sup>2</sup>
4.13.3.2.6	Minimum <b>front yard</b>		2.8 m
4.13.3.2.7	Minimum <b>interior side yard</b>		3.0 m
4.13.3.2.8	Minimum <b>rear yard</b>		20.2 m
4.13.3.2.9	Maximum <b>height</b>		10.7 m and 2 storeys
4.13.3.2.10	Minimum number of <b>parking spaces</b> for a <b>medical office - restricted</b>		9
4.13.3.2.11	Minimum number of <b>parking spaces</b> per unit for a horizontal multiple dwelling		1.36
4.13.3.2.12	Minimum setback from a detached <b>garage</b> to a <b>rear lot line</b>		1.2 m
4.13.3.2.13	Minimum setback between surface <b>parking spaces</b> and/or <b>aisles</b> and a <b>rear lot line</b> except when located within a detached <b>garage</b>		1.0 m
4.13.3.2.14	<b>Driveways</b> and <b>aisles</b> may be shared with abutting lands to the north		

**Exception RM8-2 continued on next page**

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4.13.3.2	Exception: RM8-2	Map # 39E	By-law: 0352-2008/OMB Order 2012 February 28, 0174-2017
<b>Exception RM8-2 continued from previous page</b>			
4.13.3.2.15	Minimum <b>aisle</b> width		6.4 m
4.13.3.2.16	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.13.3.2.17	"Horizontal Multiple Dwelling" means a <b>building</b> , other than a <b>townhouse dwelling</b> , or <b>apartment</b> , containing three attached <b>dwelling units</b> that are divided horizontally and/or vertically, each with an entrance that is independent or through a common vestibule.		

4.13.3.3	Exception: RM8-3	Map #	By-law:

4.13.3.4	Exception: RM8-4	Map #	By-law:

4.13.3.5	Exception: RM8-5	Map #	By-law:

4.13.3.6	Exception: RM8-6	Map #	By-law:



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4.13.3.7	Exception: RM8-7	Map #	By-law:

4.13.3.8	Exception: RM8-8	Map #	By-law:

4.13.3.9	Exception: RM8-9	Map #	By-law:

4.13.3.10	Exception: RM8-10	Map #	By-law:

4.13.3.11	Exception: RM8-11	Map #	By-law:

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4.13.3.12	Exception: RM8-12	Map #	By-law:

4.13.3.13	Exception: RM8-13	Map # 14	By-law: 0191-2018
<p>In a RM8-13 zone the permitted <b>uses</b> and applicable regulations shall be as specified for a RM9 zone except that the following <b>uses/regulations</b> shall apply:</p>			
<b>Regulations</b>			
4.13.3.13.1	The provisions contained in Subsections 2.1.14 and 2.1.30 and Articles 4.1.1.3 and 4.1.1.4 contained in Subsection 4.1.1 of this By-law shall not apply		
4.13.3.13.2	Maximum <b>floor space index</b>	1.5	
4.13.2.13.3	Maximum <b>height: flat roof</b>	16.0 m and 3 storeys	
4.13.3.13.4	The <b>lot line</b> abutting North Service Road shall be deemed to be the <b>front lot line</b>		
4.13.3.13.5	Minimum setback from the <b>lot line</b> abutting Camilla Road	7.0 m	
4.13.3.13.6	Maximum encroachment of a <b>porch, balcony, landing</b> or awning located on the <b>first storey</b> , into a required <b>yard</b>	4.5 m	
4.13.3.13.7	Minimum setback from a back to back and/or stacked townhouse to a sidewalk or visitor <b>parking space</b>	2.0 m	
4.13.3.13.8	Minimum setback from a <b>porch</b> or <b>deck</b> , inclusive of stairs, to an <b>internal road</b> or sidewalk	2.0 m	
4.13.3.13.9	Minimum setback from a side wall of a back to back and/or stacked townhouse to an internal walkway	0.0 m	
4.13.3.13.10	Minimum setback from a side wall of a back to back and/or stacked townhouse to an <b>internal road</b> and/or a visitor <b>parking space</b>	3.0 m	
4.13.3.13.11	Minimum setback from a <b>parking structure</b> constructed completely below finished grade to any <b>lot line</b>	1.0 m	
4.13.3.13.12	Minimum width of a sidewalk	1.5 m	
4.13.3.13.13	Minimum width of an <b>internal road</b> and/or <b>aisle</b>	6.0 m	
4.13.3.13.14	Minimum amenity area	250 m <sup>2</sup>	
4.13.3.13.15	Minimum number of resident <b>parking spaces</b> per two-bedroom <b>dwelling unit</b>	1.3	
4.13.3.13.16	Minimum number of resident <b>parking spaces</b> per three-bedroom <b>dwelling unit</b>	1.4	
4.13.3.13.17	Minimum number of visitor <b>parking spaces</b> per <b>dwelling unit</b>	0.2	
4.13.3.13.18	"Amenity Area" means an indoor and/or outdoor recreational area provided for the communal use of the residents		

**Exception RM8-13 continued on next page**

4.13.3.13	Exception: RM8-13	Map # 14	By-law: 0191-2018
<b>Exception RM8-13 continued from previous page</b>			
4.13.3.13.19	"Back to Back Townhouse" means a <b>building</b> with four or more <b>dwelling units</b> divided vertically, including a common rear wall, each with an independent entrance and has a <b>yard</b> abutting at least one exterior wall of each <b>dwelling unit</b>		
4.13.3.13.20	"Stacked Townhouse" means a <b>building</b> with four or more <b>dwelling units</b> divided horizontally and vertically, each with an entrance that is independent or through a shared landing and/or external stairwell		
<b>Holding Provision</b>			
<p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM8-13 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> <li>(1) submission of updated grading and servicing drawings to the satisfaction of the City;</li> <li>(2) submission of an updated Functional Servicing Report/Stormwater Management Report to the satisfaction of the City;</li> <li>(3) submission of final Remediation Report;</li> <li>(4) completion and filing of a Record of Site Condition (RSC) with the Ministry of Environment and Climate Change;</li> <li>(5) delivery of an executed agreement for community benefits pursuant to section 37 of the <i>Planning Act</i>, as amended, in a form and on terms satisfactory to the City;</li> <li>(6) delivery of an executed Development Agreement to the satisfaction of the City;</li> <li>(7) satisfactory arrangements for a right-in, right-out access onto North Service Road.</li> </ol>			

