

**4.14 RM9 ZONE
(HORIZONTAL MULTIPLE DWELLINGS WITH MORE THAN 6 DWELLING UNITS)**

4.14.1 RM9 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 Permitted Uses and Zone Regulations.

Table 4.14.1 - RM9 Permitted Uses and Zone Regulations

Column A		B
Line 1.0	ZONES	RM9
PERMITTED USES		
2.0	RESIDENTIAL	
2.1	Horizontal Multiple Dwelling - with more than 6 dwelling units	✓
ZONE REGULATIONS		
3.0	MINIMUM LOT FRONTAGE	30.0 m
4.0	FLOOR SPACE INDEX	
4.1	Minimum	0.4
4.2	Maximum	0.9
5.0	MAXIMUM DWELLING HEIGHT	
5.1	Flat roof	13.0 m
5.2	Sloped roof	15.0 m
6.0	MINIMUM FRONT AND EXTERIOR SIDE YARD	7.5 m
7.0	MINIMUM INTERIOR SIDE YARD	4.5 m ⁽¹⁾
7.1	Where a horizontal multiple dwelling has a height between 0.0 m and 10.0 m and any portion of the interior lot line abuts a zone permitting detached and/or semi-detached dwellings	7.5 m ⁽¹⁾
7.2	Where a horizontal multiple dwelling has a height greater than 10.0 m and any portion of the interior lot line abuts a zone permitting detached and/or semi-detached dwellings	10.0 m ⁽¹⁾
8.0	MINIMUM REAR YARD	7.5 m ⁽¹⁾
8.1	Where a rear lot line , or any portion thereof, abuts a zone permitting an apartment, townhouse, street townhouse, townhouse on a CEC - private road , and/or horizontal multiple dwelling , and/or an Institutional, Office, Commercial, Employment, or Utility Zone	4.5 m ⁽¹⁾
8.2	Where a horizontal multiple dwelling has a height greater than 10.0 m and less than 15.0 m and any portion of the rear lot line abuts a zone permitting detached and/or semi-detached dwellings	10.0 m ⁽¹⁾
9.0	MAXIMUM ENCROACHMENTS INTO REQUIRED YARDS	
9.1	A porch , inclusive of stairs, located at and accessible from the first storey or below the first storey of the horizontal multiple dwelling (0325-2008)	1.8 m
9.2	An awning, window, chimney , pilaster or corbel (0325-2008)	0.6 m
9.3	A deck , inclusive of stairs, balcony or awning, attached to a rear wall	2.5 m
9.4	A wing wall attached to a horizontal multiple dwelling	3.0 m

Table 4.14.1 continued on next page

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Column A		B
Line 1.0	ZONES	RM9
Table 4.14.1 continued from previous page		
10.0	MINIMUM INTERNAL SETBACKS	
10.1	From a front garage face to an internal road or sidewalk	6.0 m
10.2	From a horizontal multiple dwelling to an internal road , sidewalk or visitor parking space	4.5 m
10.3	From a porch or deck , inclusive of stairs, to an internal road or sidewalk	2.9 m
10.4	From an awning, window, chimney , pilaster or corbel to an internal road or sidewalk (0325-2008)	3.9 m
10.5	From a rear wall of a horizontal multiple dwelling to a side wall of another dwelling	10.0 m
10.6	From a rear wall of a horizontal multiple dwelling to a rear wall of another dwelling	15.0 m
10.7	From a rear wall of a horizontal multiple dwelling to an internal walkway	7.5 m
10.8	From a side wall of a horizontal multiple dwelling to a side wall of another dwelling	3.0 m
10.9	From a side wall of a horizontal multiple dwelling to an internal walkway	1.5 m
10.10	From a side wall of a horizontal multiple dwelling to an internal road	4.5 m
10.11	From a side wall of a horizontal multiple dwelling to an abutting visitor parking space	4.5 m
11.0	ATTACHED GARAGE, PARKING AND DRIVEWAY	
11.1	Attached garage	Permitted ⁽²⁾
11.2	Minimum parking spaces	✓ ^{(3) (4)}
11.3	Minimum visitor parking spaces	✓ ⁽³⁾
11.4	Maximum driveway width	3.0 m ⁽⁴⁾
12.0	PARKING AREAS AND PARKING STRUCTURE SETBACKS	
12.1	Minimum setback between a parking space and a street	4.5 m
12.2	Minimum setback between a parking space and any other lot line	3.0 m
12.3	Minimum setback of a parking structure constructed above or partially above finished grade to any lot line	6.0 m
12.4	Minimum setback of a parking structure constructed completely below finished grade to any lot line	3.0 m
13.0	INTERNAL ROADS AND AISLES	
13.1	Minimum width of an internal road/aisle	7.0 m
13.2	Minimum width of a internal road and/or aisle with an abutting parallel visitor parking space	6.0 m
13.3	Internal roads and aisles are permitted to be shared with abutting lands zoned to permit horizontal multiple dwellings with more than six (6) dwelling units , townhouse dwellings or apartment dwellings , or any combination of dwellings thereof	✓

Table 4.14.1 continued on next page

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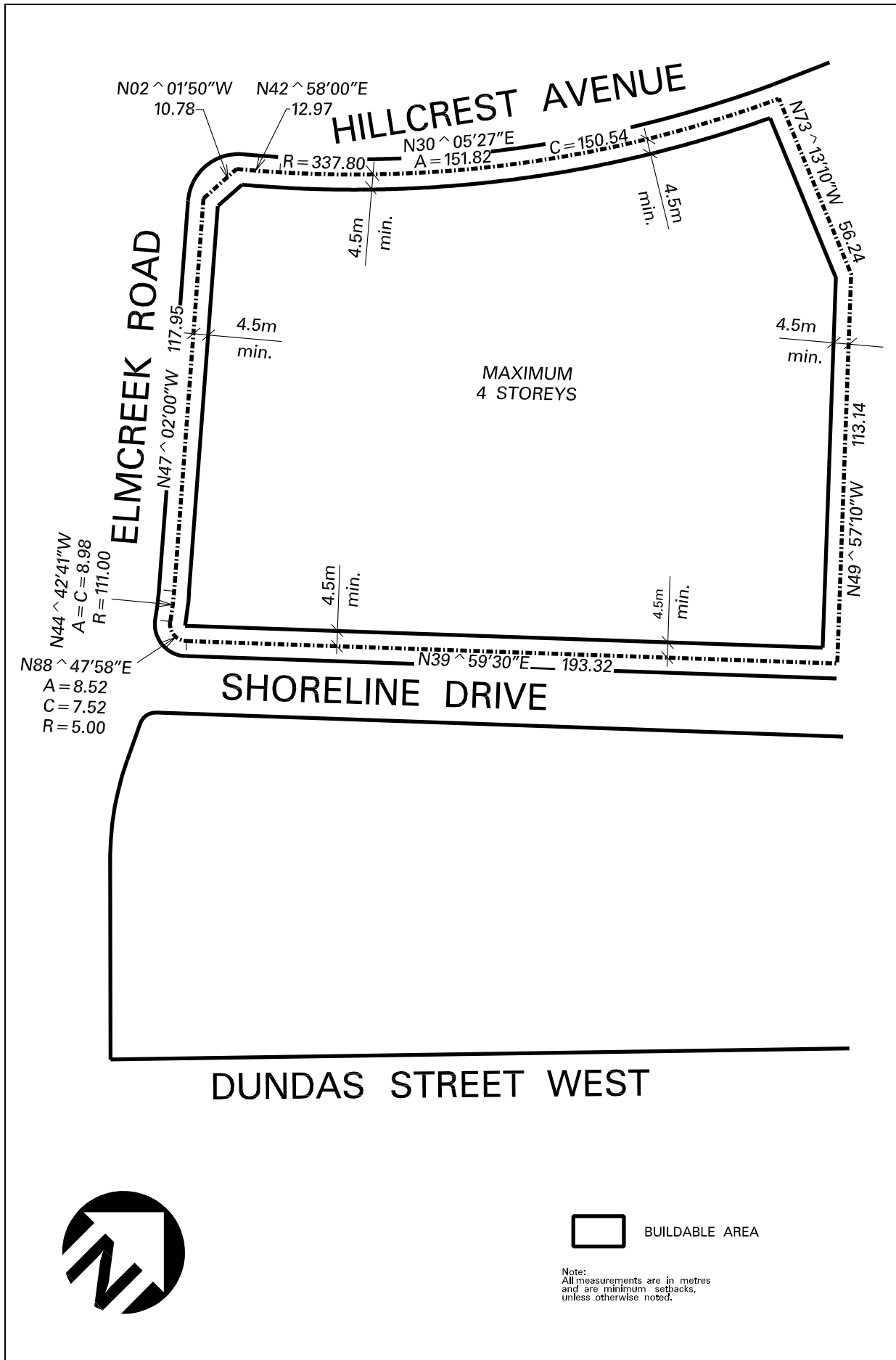
Column A		B
Line 1.0	ZONES	RM9
Table 4.14.1 continued from previous page		
14.0	MINIMUM AMENITY AREA AND LANDSCAPED AREA	
14.1	Minimum landscaped area	40% of lot area
14.2	Minimum amenity area	The greater of 5.6 m ² per dwelling unit or 10% of the site area
14.3	Minimum percentage of total required amenity area to be provided in one contiguous area	50%
15.0	ACCESSORY BUILDINGS AND STRUCTURES	✓ ⁽⁵⁾

- NOTES:**
- (1) See also Subsections 4.1.7 and 4.1.8 of this By-law.
 - (2) See also Subsection 4.1.12 of this By-law.
 - (3) See also Part 3 of this By-law.
 - (4) See also Subsection 4.1.9 of this By-law.
 - (5) See Subsection 4.1.2 of this By-law.

4.14.2 RM9 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

4.14.2.1	Exception: RM9-1	Map # 22	By-law:
<p>In a RM9-1 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Uses			
4.14.2.1.1	(1)	Townhouse Dwelling	
	(2)	Street Townhouse Dwelling	
Regulations			
4.14.2.1.2		A townhouse dwelling shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law	
4.14.2.1.3		A street townhouse dwelling shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law	
4.14.2.1.4		All site development plans shall comply with Schedule RM9-1 of this Exception	



Schedule RM9-1
Map 22

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4.14.2.2	Exception: RM9-2	Map # 06	By-law:
In a RM9-2 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.14.2.2.1	(1)	Townhouse Dwelling	
	(2)	Street Townhouse Dwelling	
Regulations			
4.14.2.2.2	A townhouse dwelling shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law		
4.14.2.2.3	A street townhouse dwelling shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law		

4.14.2.3	Exception: RM9-3	Map # 59	By-law:
In a RM9-3 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:			
Additional Permitted Uses			
4.14.2.3.1	(1)	Townhouse Dwelling	
	(2)	Resident parking required for lands zoned RA3-30	
Regulations			
4.14.2.3.2	A townhouse dwelling shall comply with the RM9 zone regulations contained in Subsection 4.14.1 of this By-law		
4.14.2.3.3	Maximum number of dwelling units		126
4.14.2.3.4	Required number of below grade resident parking spaces permitted for abutting lands zoned RA3-30		75

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4.14.2.4	Exception: RM9-4	Map # 57	By-law: 0365-2007
<p>In a RM9-4 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:</p>			
Additional Permitted Use			
4.14.2.4.1	(1)	Townhouse Dwelling	
4.14.2.4.2	The following uses are permitted within a horizontal multiple dwelling abutting Thomas Street or Tenth Line West:		
	(1)	Office	
	(2)	Medical Office - Restricted	
	(3)	Personal Service Establishment	
	(4)	Retail Store	
	(5)	Repair Service	
	(6)	Tutoring	
Uses Not Permitted			
4.14.2.4.3	(1)	Carpet or floor covering cleaning service	
	(2)	Pet Shop	
	(3)	Laundromat, laundry depot and/or dry cleaning establishment or depot	
Regulations			
4.14.2.4.4	The provisions contained in Subsection 2.1.14 of this By-law shall not apply		
4.14.2.4.5	Maximum number of dwelling units		194
4.14.2.4.6	Maximum gross floor area - residential		25 000 m ²
4.14.2.4.7	Commercial motor vehicle , trailer and recreational vehicle parking shall not be permitted		
4.14.2.4.8	Only townhouse dwellings shall be permitted within 30.0 m of Tosca Drive		
4.14.2.4.9	Notwithstanding Sentence 4.14.2.4.8, horizontal multiple dwellings shall be permitted within 30.0 m of both Tosca Drive and Thomas Street		
4.14.2.4.10	Minimum setback from front garage face to an internal road		5.5 m
4.14.2.4.11	Maximum projection of a porch and/or balcony , inclusive of stairs, from the wall of a dwelling unit facing a street		1.5 m
4.14.2.4.12	Horizontal Multiple Dwelling:		
	(1)	the regulations of Lines 4.0 to 6.0 inclusive contained in Table 4.14.1 of this By-law shall not apply	
	(2)	the uses permitted in Sentence 4.14.2.4.2 shall only be located within the first storey of a horizontal multiple dwelling	
	(3)	maximum number of uses permitted in Sentence 4.14.2.4.2 per horizontal multiple dwelling unit	1
	(4)	minimum setback of a horizontal multiple dwelling to Thomas Street or Tenth Line West	4.5 m
	(5)	minimum setback to lands zoned RM1-1	15.0 m
	(6)	notwithstanding Clause 4.14.2.4.12(5) the minimum setback from a side wall to lands zoned RM1-1	5.0 m
	(7)	minimum setback of a horizontal multiple dwelling to Bentley Drive	7.0 m
	(8)	maximum height	12.0 m

Exception RM9-4 continued on next page

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4.14.2.4	Exception: RM9-4	Map # 57	By-law: 0365-2007
Exception RM9-4 continued from previous page			
4.14.2.4.12 (continued)	(9) maximum height within 30.0 m of Bentley Drive	10.8 m	
	(10) minimum number of resident parking spaces per one or two-bedroom dwelling unit	1.3	
	(11) minimum number of resident parking spaces per three-bedroom unit	1.4	
	(12) minimum number of visitor parking spaces per dwelling unit	0.15	
	(13) dwelling units facing Thomas Street or Tenth Line West:		
	(13.1) the main front entrance of a dwelling unit shall face Thomas Street or Tenth Line West with the exception of two (2) upper level dwelling units that shall face the sight triangle of Thomas Street and Tenth Line West		
	(13.2) a side wall facing Thomas Street or Tenth Line West shall not be permitted		
	(13.3) the exterior walls for the dwelling units facing the sight triangle of Thomas Street and Tenth Line West shall not be considered side walls		
	(13.4) the maximum dwelling unit width , with the exception of dwelling units facing the sight triangle of Thomas Street and Tenth Line West	6.2 m	
	(13.5) minimum setback from the side wall of a horizontal multiple dwelling to Tosca Drive	6.0 m	
4.14.2.4.13	Townhouse Dwelling:		
	(1) minimum setback of a townhouse dwelling to Tosca Drive	7.5 m	
	(2) minimum setback from a side wall to lands zoned RM1-1	5.0 m	
	(3) maximum height	10.8 m	
	(4) minimum number of visitor parking spaces per townhouse dwelling unit	0.2	

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4.14.2.5	Exception: RM9-5	Map # 57	By-law: 0449-2007
In a RM9-5 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:			
Regulations			
4.14.2.5.1	The regulations of Lines 4.1 and 4.2 contained in Table 4.14.1 of this By-law shall not apply		
4.14.2.5.2	Minimum number of dwelling units per hectare		45
4.14.2.5.3	Maximum number of dwelling units per hectare		80
4.14.2.5.4	Maximum height		16.5 m
4.14.2.5.5	Minimum front and exterior side yard		4.5 m
4.14.2.5.6	Minimum rear yard		6.9 m
4.14.2.5.7	Minimum setback from front garage face to an internal road or sidewalk		0.0 m
4.14.2.5.8	A balcony is permitted on top of an attached garage		
4.14.2.5.9	Minimum setback from a horizontal multiple dwelling to an internal road , sidewalk or visitor parking space		0.5 m
4.14.2.5.10	Minimum setback from a porch or deck , inclusive of stairs to an internal road or sidewalk		0.5 m
4.14.2.5.11	Minimum setback from an awning, window projection with or without foundation, chimney , pilaster or corbel to an internal road or sidewalk		0.5 m
4.14.2.5.12	Minimum setback from a rear wall of a horizontal multiple dwelling to the rear wall of another dwelling, excluding an attached garage		12.0 m
4.14.2.5.13	Minimum number of resident parking spaces per one-bedroom dwelling unit		1.0
4.14.2.5.14	Minimum number of resident parking spaces per two-bedroom dwelling unit		1.3
4.14.2.5.15	Minimum number of resident parking spaces per three-bedroom dwelling unit		1.4
4.14.2.5.16	Minimum number of visitor parking spaces per dwelling unit		0.2
4.14.2.5.17	Maximum floor area of an accessory building		100 m ²
4.14.2.5.18	Maximum height : sloped roof - accessory building		4.8 m
4.14.2.5.19	Internal roads are permitted to be shared with abutting lands		

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4.14.2.6	Exception: RM9-6	Map # 39W	By-law: 0218-2010
<p>In a RM9-6 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.14.2.6.1	The provisions contained in Subsection 2.1.14 and the regulations of Lines 10.10, 10.11 and 11.4 in Table 4.14.1 contained in Subsection 4.14.1 of this By-law shall not apply		
4.14.2.6.2	Maximum number of dwelling units on all lands zoned RM9-6		186
4.14.2.6.3	Maximum height for a sloped roof		16.5 m
4.14.2.6.4	Minimum front yard		5.5 m
4.14.2.6.5	Minimum exterior side yard - Rio Court		4.5 m
4.14.2.6.6	Minimum exterior side yard - Hazelton Place		5.5 m
4.14.2.6.7	Maximum encroachment into required yards of a porch exclusive of stairs		1.8 m
4.14.2.6.8	Minimum setback from an awning, window, chimney , pilaster or corbel to an internal road or sidewalk		0.5 m
4.14.2.6.9	Minimum setback from a front garage face to an internal road or sidewalk		1.5 m
4.14.2.6.10	Minimum setback from a horizontal multiple dwelling to an internal road , sidewalk or visitor parking space		0.5 m
4.14.2.6.11	Minimum setback from a rear wall of a horizontal multiple dwelling to the rear wall of another dwelling, excluding an attached garage		13.8 m
4.14.2.6.12	Minimum setback from a side wall of a horizontal multiple dwelling to an internal walkway		0.7 m
4.14.2.6.13	A balcony is permitted on top of an attached garage		
4.14.2.6.14	Minimum setback between a parking space and any other lot line		1.5 m
4.14.2.6.15	Minimum number of resident parking spaces per bachelor/ one-bedroom unit		1.0
4.14.2.6.16	Minimum number of resident parking spaces per two-bedroom unit		1.3
4.14.2.6.17	Minimum number of resident parking spaces per three-bedroom unit		1.4
4.14.2.6.18	Minimum number of visitor parking spaces per unit		0.15
4.14.2.6.19	Maximum floor area of an accessory building		100 m ²
4.14.2.6.20	Maximum height of an accessory building		6.5 m

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4.14.2.7	Exception: RM9-7	Map # 20	By-law: 0168-2011
<p>In a RM9-7 zone the permitted uses and applicable regulations shall be as specified for a RM9 zone except that the following uses/regulations shall apply:</p>			
Regulations			
4.14.2.7.1	The regulations contained in Lines 7.1 and 7.2 in Table 4.14.1 contained in Subsection 4.14.1 of this By-law shall not apply		
4.14.2.7.2	Maximum number of dwelling units on all lands zoned RM9-7		27
4.14.2.7.3	Maximum floor space index		0.68
4.14.2.7.4	Maximum dwelling height - flat roof		13.8 m
4.14.2.7.5	Minimum front yard		5.9 m
4.14.2.7.6	Minimum interior side yard		4.0 m
4.14.2.7.7	Minimum rear yard		4.0 m
4.14.2.7.8	Maximum encroachment into required yards of a porch , inclusive of stairs, located at and accessible from the first storey or below the first storey of the horizontal multiple dwelling		2.5 m
4.14.2.7.9	Minimum setback from a front garage face to an internal road or sidewalk		5.2 m
4.14.2.7.10	Minimum setback from a horizontal multiple dwelling to an internal road		1.5 m
4.14.2.7.11	Minimum setback from a horizontal multiple dwelling to a visitor parking space		1.2 m
4.14.2.7.12	Minimum setback from a horizontal multiple dwelling to a sidewalk or internal walkway		0.0 m
4.14.2.7.13	Minimum setback from a porch or deck , inclusive of stairs, to an internal road , sidewalk or internal walkway		0.0 m