

RM-10

District Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage development of apartments up to 6 storeys. Townhouses are encouraged at the rear of sites where lot depth is sufficient. Triplexes may be developed on sites that are not large enough for an apartment. Emphasis is on dwelling units that are varied in size, composition and tenure, including those suitable for families with children. Common and private outdoor spaces are required for apartments and townhouses. These districts seek to foster compact, multiple dwelling neighbourhoods, with additional allowances to enable small-scale, neighbourhood-serving retail and services located on the ground floor of buildings.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-10 Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-10 district, categorized by the minimum site area required, where applicable. Applicable density, form and placement regulations in section 3 of this schedule are cross-referenced in the third column.

Minimum Site Area	Use	Density, Form and Placement Regulations
855 m ²	Apartment	3.1
	Apartment, in combination with Townhouse	3.2
	Mixed-Use Residential Building	3.1
	Mixed-Use Residential Building, in combination with Townhouse	3.2
	Seniors Supportive or Independent Living Housing	3.4
285 m ²	Triplex	3.3
--	Other uses in section 2.1 of this schedule	3.5

Minimum Site Area	Use	Density, Form and Placement Regulations
Regulated by the RT-5 District Schedule	Duplex, lawfully existing as of January 31, 2018	Regulated by the RT-5 District Schedule
Regulated by the R1-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite, lawfully existing as of January 31, 2018	Regulated by the R1-1 District Schedule
--	Laneway House, lawfully existing as of January 31, 2018	Subject to the R1-1 District Schedule

2 USE REGULATIONS

2.1 Outright and Conditional Approval Uses

All outright and conditional approval uses are subject to all other provisions of this by-law, including [Section 2](#), [Section 10](#) and [Section 11](#), and compliance with the regulations of this schedule including section [2.2](#).

The uses identified in the table below as outright approval uses are permitted in these districts and will be issued a permit.

The uses identified in the table below as conditional approval uses may be approved in these districts by the Director of Planning, with or without conditions, if the Director of Planning considers:

- (a) the intent of this schedule and all applicable Council policies and guidelines; and
- (b) the submission of any advisory group, property owner or tenant.

Uses are listed under their general land use category. Applicable use-specific regulations in section [2.2](#) of this schedule are cross-referenced in the third column. Cross-references to applicable use-specific regulations are provided for information purposes only and do not form part of this by-law.

Use	Approval	Use-Specific Regulations
Agricultural Uses		
Urban Farm - Class A	Conditional	
Cultural and Recreational Uses		
Artist Studio - Class A	Conditional	2.2.1
Club	Conditional	

Use	Approval	Use-Specific Regulations
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Plaza	Conditional	
Dwelling Uses		
Apartment	Conditional	2.2.2
Apartment, in combination with Townhouse	Conditional	2.2.2, 2.2.4
Duplex, lawfully existing as of January 31, 2018	Outright	2.2.5
Infill, in combination with the retention of a building existing on the site as of January 1, 1940	Conditional	
Laneway House, lawfully existing as of January 31, 2018	Conditional	
Mixed-Use Residential Building	Conditional	2.2.2, 2.2.6
Mixed-Use Residential Building, in combination with Townhouse	Conditional	2.2.2, 2.2.4
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.7
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing on the site as of January 31, 2018	Conditional	2.2.8
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.3
Residential Unit associated with and forming an integral part of an Artist Studio	Conditional	
Seniors Supportive or Independent Living Housing	Conditional	
Single Detached House, lawfully existing as of January 31, 2018	Outright	2.2.9
Single Detached House with Secondary Suite, lawfully existing as of January 31, 2018	Conditional	2.2.9
Triplex	Outright	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care or Assisted Living Facility - Class A	Outright	2.2.10
Community Care or Assisted Living Facility - Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School - Elementary or Secondary	Conditional	

Use	Approval	Use-Specific Regulations
Social Service Centre	Conditional	
Office Uses		
Health Care Office	Conditional	
Temporary Sales Office	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.11
Neighbourhood Grocery Store	Conditional	2.2.1
Public Bike Share	Conditional	
Retail Store	Conditional	2.2.1
Shared E-Scooter System	Conditional	
Service Uses		
Barber Shop or Beauty Salon	Conditional	
Beauty and Wellness Centre	Conditional	
Short Term Rental Accommodation	Conditional	
Utility and Communication Uses		
Public Utility	Conditional	
uncategorized		
Accessory Buildings, customarily ancillary to any use listed in this section 2.1	Outright	2.2.12
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 and not permitted as an outright approval use	Conditional	
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.13
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Live-Work Use	Conditional	2.2.1
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 The following uses may be permitted only in a mixed-use residential building:

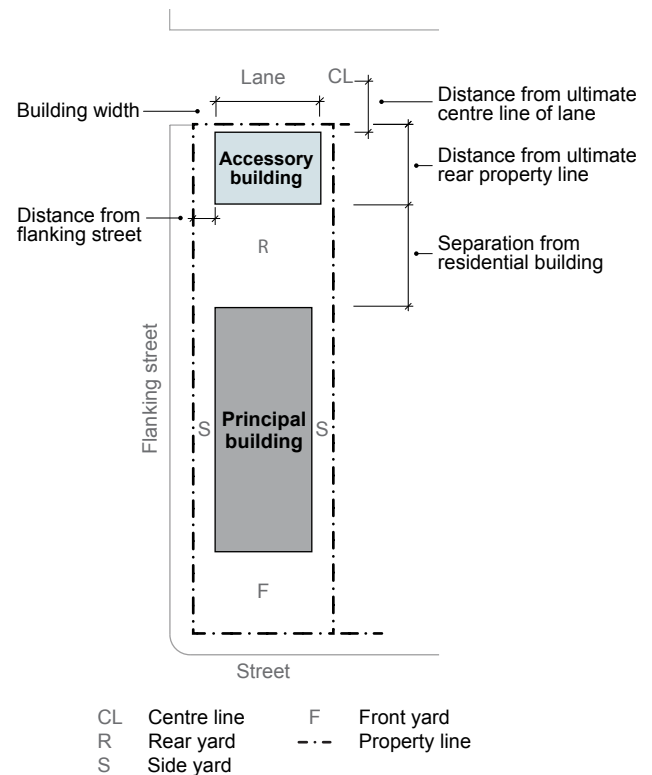
- (a) artist studio - class A;
- (b) live-work use;
- (c) neighbourhood grocery store; and
- (d) retail store.

- 2.2.2 In an apartment, townhouse or mixed-use residential building:
- (a) a minimum of 25% of the total dwelling units must be 2-bedroom units;
 - (b) a minimum of 10% of the total dwelling units must be 3-bedroom units;
 - (c) a minimum of 50% of the 2- and 3-bedroom units must be within the first 3 floors of the building;
 - (d) private open space must be directly accessible from the unit; and
 - (e) a common outdoor area must be provided in an appropriate location so that it could be developed as a children's play area,
- except that the Director of Planning may vary the distribution and location of units, provided that no less than 35% of the total dwelling units are 2- or 3-bedroom units, and the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.3 Principal dwelling unit with lock-off unit may be permitted only in a multiple dwelling or mixed-use residential building and there may be no more than 1 lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after considering the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.4 On sites with a depth of 39.6 m or more, apartment in combination with townhouse or mixed-use residential building in combination with townhouse may be permitted if the townhouse is located at the rear of the site and if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.5 Duplex lawfully existing as of January 31, 2018 must comply with the [RT-5 District Schedule](#).
- 2.2.6 The only non-dwelling uses permitted in a mixed-use residential building are:
- (a) artist studio - class A;
 - (b) live-work use;
 - (c) neighbourhood grocery store; and
 - (d) retail store.
- 2.2.7 Multiple conversion dwelling containing 2 dwelling units is permitted as an outright approval use if:
- (a) there are no additions to the building;
 - (b) no housekeeping or sleeping units are created;
 - (c) the development complies with sections [3.5.2.5](#), [3.5.2.6](#) and [4.3](#) of this schedule; and
 - (d) no development permit is issued until the requisite permits required by other by-laws that relate to design, construction and safety of buildings are issuable.

- 2.2.8 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of January 31, 2018, may be permitted as a conditional approval use if:
- (a) the Director of Planning considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size, and the impact of the conversion on adjacent properties; and
 - (b) no housekeeping or sleeping units are created.
- 2.2.9 Single detached house or single detached house with secondary suite, lawfully existing as of January 31, 2018, must comply with the **R1-1 District Schedule**.
- 2.2.10 Community care or assisted living facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.11 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, regarding parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.
- 2.2.12 Accessory buildings customarily ancillary to any of the uses listed in section 2.1 of this schedule are permitted as an outright approval use if:

- (a) no accessory building exceeds 3.7 m in height, measured to:
 - (i) the highest point of a flat roof,
 - (ii) the deck line of a mansard roof, or
 - (iii) the mean height between the eaves and the ridge of a gable, hip or gambrel roof,
 provided that no portion of an accessory building exceeds 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line, and
 - (ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) at least 1.5 m from a flanking street;

Diagram: Building placement for accessory buildings



- (c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;
- (d) the combined building width for all accessory buildings does not exceed 80% of the width of the site at the rear property line;
- (e) the separation from any residential dwelling is at least 3.7 m; and
- (f) roof decks and decks are not located on an accessory building.

2.2.13 Accessory parking spaces must comply with the provisions of section [2.2.12\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

This section contains density, form and placement regulations organized by use.

3.1 Apartment and Mixed-Use Residential Building

Apartment and mixed-use residential building are subject to the following regulations.

3.1.1 Density and Floor Area

3.1.1.1 The maximum floor space ratio is 0.90, except that the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m²,

where 100% of the residential floor area is either developed as secured market rental housing, or as social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m, and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m, and a minimum site area of 1,115 m²,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(c) the permitted floor space ratio to a maximum of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots and 100% of the residential floor area is either developed as secured market rental housing, or as social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and

(d) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.1.1.2 Despite sections [3.1.1.1\(b\)](#) and [3.1.1.1\(d\)](#) above, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.1.2 Building Form and Placement

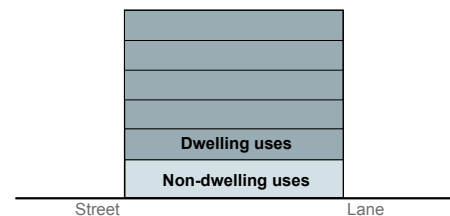
Regulations	RM-10
3.1.2.1 Minimum site area	855 m ²
3.1.2.2 Minimum site frontage	30.0 m
3.1.2.3 Maximum site frontage	50.0 m
3.1.2.4 Maximum building height	20.0 m
3.1.2.5 Minimum front yard depth	3.7 m
3.1.2.6 Minimum side yard width	3.0 m
3.1.2.7 Minimum rear yard depth where the site depth:	
(a) does not exceed 36.2 m	3.7 m
(b) exceeds 36.2 m	6.1 m
3.1.2.8 Minimum rear setback for sites with a depth that does not exceed 36.2 m	6.1 m above the fourth storey
3.1.2.9 Maximum site coverage for all buildings	50% of the site area
3.1.2.10 Maximum area of impermeable materials	75% of the site area
3.1.2.11 Maximum building depth	21.3 m

Side Yard and Side Setback

3.1.2.12 Despite the minimum side yard width in section 3.1.2.6 above, if the side of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane, a setback of 10.7 m is also required for portions of a building at or above the fourth storey.

3.1.2.13 The Director of Planning may decrease the minimum side yard width and minimum side setback for those sites regulated by section 3.1.2.12 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Apartment and mixed-use residential building



3.1.2.14 The Director of Planning may decrease the minimum side yard width to a minimum of 2.1 m for 50% of the building depth for those sites not regulated by section 3.1.2.12 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rear Yard and Rear Setback

3.1.2.15 Despite the minimum rear yard depth in section 3.1.2.7 above and minimum rear setback in 3.1.2.8 above, if the rear of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane:

- (a) the minimum rear yard depth is 3.0 m for portions of a building below the fourth storey; and
- (b) the minimum rear setback is 10.7 m for portions of a building at or above the fourth storey,

except that the Director of Planning may decrease the minimum rear yard or rear setback in this section 3.1.2.15 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

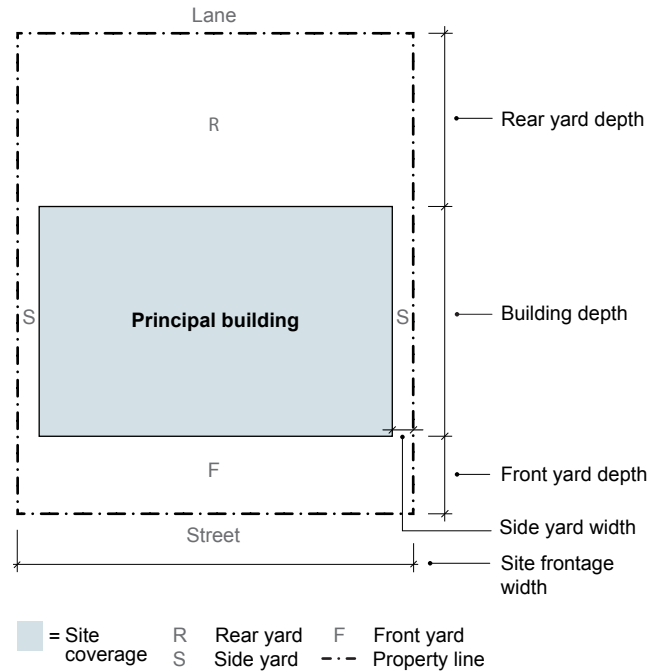
3.1.2.16 The Director of Planning may decrease the minimum rear yard to a minimum of 1.8 m for those sites not regulated by section 3.1.2.15 above, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.17 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the maximum site frontage;
- (b) the maximum building height to a height not exceeding 21.3 m;
- (c) the minimum front yard depth;
- (d) the maximum site coverage;
- (e) the maximum area of impermeable materials; and
- (f) the maximum building depth.

Diagram: Building placement for apartment and mixed-use residential building



3.2 Apartment or Mixed-Use Residential Building in Combination with Townhouse

Apartment or mixed-use residential building in combination with townhouse are subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.9, except that the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1115 m²,

where 100% of the residential floor area is either developed as secured market rental housing, or as social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m, and a minimum site area of 855 m²; or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m, and a minimum site area of 1115 m²,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(c) the permitted floor space ratio to a maximum of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots and 100% of the residential floor area is either developed as secured market rental housing, or as social housing, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and

(d) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.2.1.2 Despite sections [3.2.1.1\(b\)](#) and [3.2.1.1\(d\)](#) above, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.2 Building Form and Placement

Regulations	RM-10
3.2.2.1 Minimum site area	855 m ²
3.2.2.2 Minimum site depth	39.6 m
3.2.2.3 Minimum site frontage	30.0 m
3.2.2.4 Maximum site frontage	50.0 m
3.2.2.5 Maximum building height for:	
(a) apartment or mixed-use residential building	20.0 m
(b) rear townhouse building	10.7 m
3.2.2.6 Minimum front yard depth	3.7 m
3.2.2.7 Minimum side yard width	3.0 m
3.2.2.8 Minimum rear yard depth	1.8 m
3.2.2.9 Maximum site coverage for all buildings	50% of the site area
3.2.2.10 Maximum area of impermeable materials	75% of the site area
3.2.2.11 Minimum separation between a building located on a site frontage and a rear building	7.3 m

Side Yard and Side Setback

- 3.2.2.12 Despite the minimum side yard width in section [3.2.2.7](#) above, if the side of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane, a setback of 10.7 m is also required for portions of a building at or above the fourth storey.
- 3.2.2.13 The Director of Planning may decrease the minimum side yard width and minimum side setback for those sites regulated by section [3.2.2.12](#) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 3.2.2.14 The Director of Planning may decrease the minimum side yard width to a minimum of 2.1 m for 50% of the building depth for those sites not regulated by section [3.2.2.12](#) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

3.2.2.15 Despite the minimum building separation in section 3.2.2.11 above, where an entrance located at or above 1.5 m of grade, or more than 0.6 m below grade, is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.

Discretion to Vary Other Regulations

3.2.2.16 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the maximum building height for an apartment or mixed-use residential building to a height not exceeding 21.3 m;
- (b) the maximum building height for a townhouse at the rear of the site to a height not exceeding 12.2 m;
- (c) the maximum site frontage;
- (d) the minimum front yard;
- (e) the maximum site coverage;
- (f) the maximum area of impermeable materials; and
- (g) the minimum separation between a building located on a site frontage and a rear building.

Diagram: Building separation for apartment or mixed-use residential building in combination with townhouse

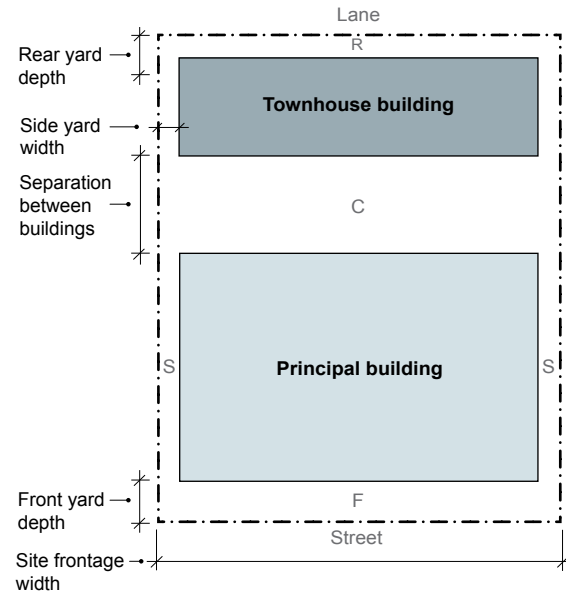
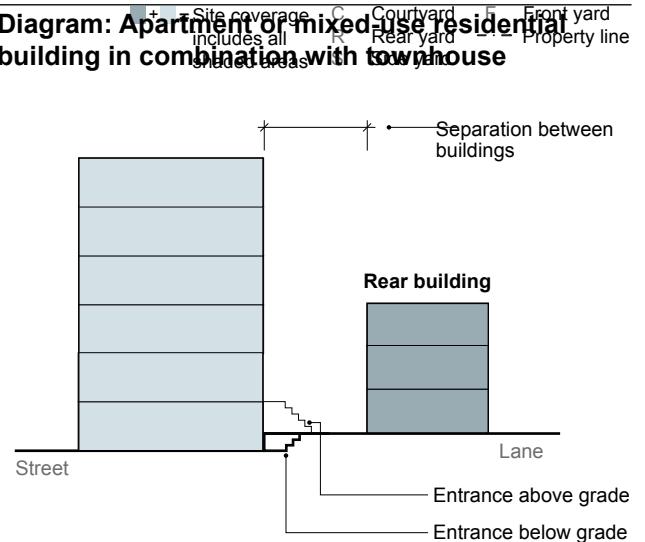


Diagram: Apartment or mixed-use residential building in combination with townhouse



3.3 Triplex

Triplex is subject to the following regulations.

3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.90.

3.3.2 Building Form and Placement

Regulations	RM-10
3.3.2.1 Minimum site area	285 m ²
3.3.2.2 Minimum site frontage	10.0 m
3.3.2.3 Maximum site frontage	15.0 m
3.3.2.4 Maximum building height	12.2 m
3.3.2.5 Minimum front yard depth	3.7 m
3.3.2.6 Minimum side yard width	3.0 m
3.3.2.7 Minimum rear yard depth for sites with a depth that does not exceed 36.2 m	3.7 m
3.3.2.8 Minimum rear yard depth for sites with a depth that exceeds 36.2 m	6.1 m
3.3.2.9 Maximum site coverage for all buildings	50% of the site area
3.3.2.10 Maximum area of impermeable materials	75% of the site area

Side Yard and Side Setback

3.3.2.11 Despite the minimum side yard width in section [3.3.2.6](#) above, if the side of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane, a setback of 10.7 m is also required for portions of a building at or above the fourth storey.

3.3.2.12 The Director of Planning may decrease the minimum side yard width and minimum side setback for those sites regulated by section [3.3.2.11](#) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.3.2.13 The Director of Planning may decrease the minimum side yard width to a minimum of 2.1 m for 50% of the building depth for those sites not regulated by section [3.3.2.11](#) above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

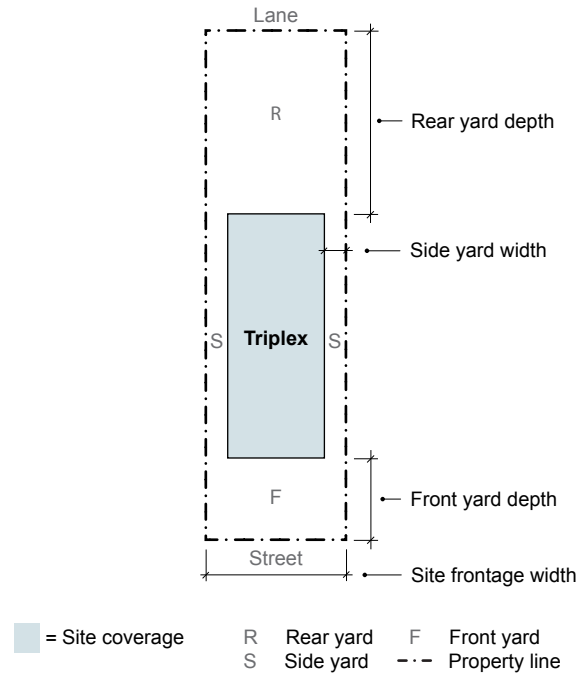
Rear Yard and Rear Setback

3.3.2.14 Despite the minimum rear yard depth in sections 3.3.2.7 and 3.3.2.8 above if the rear of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane:

- (a) the minimum rear yard depth is 3.0 m for portions of a building below the fourth storey; and
- (b) the minimum rear setback is 10.7 m for portions of a building at or above the fourth storey,

except that the Director of Planning may decrease the minimum rear yard or rear setback under this section if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for triplex



3.3.2.15 The Director of Planning may decrease the minimum rear yard depth to a minimum of 1.8 m for those sites not regulated by section 3.3.2.14 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.3.2.16 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary:

- (a) the minimum front yard depth;
- (b) the maximum site coverage; and
- (c) the maximum area of impermeable materials.

3.4 Seniors Supportive or Independent Living Housing

Seniors supportive or independent living housing is subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.90, except the Director of Planning may increase:

(a) the floor space ratio to a maximum of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m²,

where 100% of the residential floor area is developed as secured market rental housing subject to an agreed upon rental increase limit, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(b) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of:

- (i) 2.40 on sites with a minimum frontage of 30.0 m and a minimum site area of 855 m², or
- (ii) 2.60 on sites with a minimum frontage of 40.0 m and a minimum site area of 1,115 m²,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant;

(c) the permitted floor space ratio to a maximum of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots and 100% of the residential floor area is developed as secured market rental housing subject to an agreed upon rental increase limit, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant; and

(d) the permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City to a maximum floor space ratio of 2.00 on sites with a frontage greater than 15.0 m and less than 30.0 m and a minimum site area of 557 m², where the Director of Planning considers the development site to consist of locked in lots, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, and the submission of any advisory group, property owner or tenant.

3.4.1.2 Despite sections [3.4.1.1\(b\)](#) and [3.4.1.1\(d\)](#) above, the maximum floor space ratio achievable as the result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.4.2 Building Form and Placement

Regulations	RM-10
3.4.2.1 Minimum site area	855 m ²
3.4.2.2 Minimum front yard depth	3.7 m
3.4.2.3 Minimum side yard width	3.0 m
3.4.2.4 Minimum rear yard depth where the site depth:	
(a) does not exceed 36.2 m	3.7 m
(b) exceeds 36.2 m	6.1 m
3.4.2.5 Minimum rear setback for sites with a depth that does not exceed 36.2 m	6.1 m above the fourth storey
3.4.2.6 Maximum site coverage for all buildings	50% of the site area
3.4.2.7 Maximum area of impermeable materials	75% of the site area

Side Yard and Side Setback

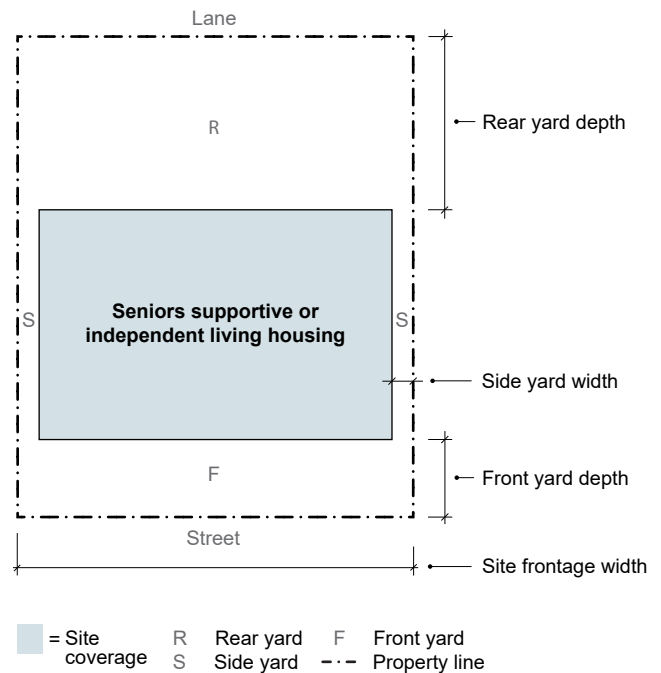
3.4.2.8 Despite the minimum side yard width in section 3.4.2.3 above, if the side of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane, a setback of 10.7 m is also required for portions of a building at or above the fourth storey.

Rear Yard and Rear Setback

3.4.2.9 Despite the minimum rear yard depth in section 3.4.2.4 above and the minimum rear setback in section 3.4.2.5 above, if the rear of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane:

- (a) the minimum rear yard depth is 3.0 m for portions of a building below the fourth storey; and
- (b) the minimum rear setback is 10.7 m for portions of a building at or above the fourth storey.

Diagram: Building placement for seniors supportive or independent living housing



3.5 Other Uses

Uses not regulated by sections 3.1 to 3.4 of this schedule are subject to the following regulations, except:

- (a) single detached dwelling and single detached dwelling with a secondary suite, which are regulated by the **R1-1 District Schedule**;
- (b) duplex, which is regulated by the **RT-5 District Schedule**; and
- (c) laneway house.

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.90.

3.5.2 Building Form and Placement

Regulations	RM-10
3.5.2.1 Minimum front yard depth	3.7 m
3.5.2.2 Minimum side yard width	3.0 m
3.5.2.3 Minimum rear yard depth where the site depth:	
(a) does not exceed 36.2 m	3.7 m
(b) exceeds 36.2 m	6.1 m
3.5.2.4 Minimum rear setback for sites with a depth that does not exceed 36.2 m	6.1 m above the fourth storey
3.5.2.5 Maximum site coverage for all buildings	50% of the site area
3.5.2.6 Maximum area of impermeable materials	75% of the site area

Side Yard and Side Setback

- 3.5.2.7 Despite the minimum side yard width in section **3.5.2.2** above, if the side of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane a setback of 10.7 m is also required for portions of a building at or above the fourth storey.
- 3.5.2.8 The Director of Planning may decrease the minimum side yard width and minimum side setback for those sites regulated by section **3.5.2.7** above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

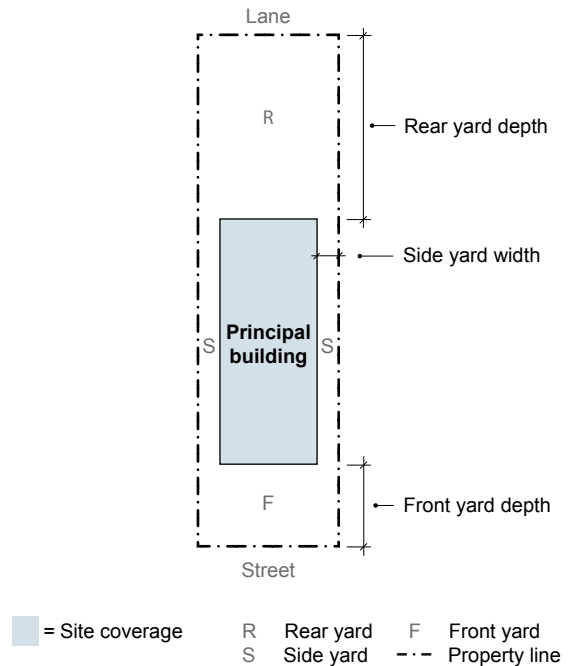
Rear Yard and Rear Setback

3.5.2.9 Despite the minimum rear yard depth in section 3.5.2.3 above and the minimum rear setback in section 3.5.2.4 above, if the rear of the site adjoins the side yard of a site located in an R1 or RT district, without intervention of a lane, the minimum:

- (a) rear yard depth is 3.0 m for portions of a building below the fourth storey; and
- (b) rear setback is 10.7 m for portions of a building at or above the fourth storey,

except that the Director of Planning may decrease the minimum rear yard or rear setback in this section 3.5.2.9 if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for principal building



3.5.2.10 The Director of Planning may decrease the minimum rear yard depth to a minimum of 1.8 m for those sites not regulated by section 3.5.2.9 above if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

3.5.2.11 The minimum distance between an infill and any other dwelling use on the site, measured across the width of the site, is 4.9 m.

3.5.2.12 The Director of Planning may decrease the minimum distance between infill single detached house and any other dwelling use on the site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

4 GENERAL REGULATIONS

All uses in these districts, except for single detached house, single detached house with secondary suite, duplex, and laneway house are subject to the following regulations.

4.1 Amenity Shares and Affordable Housing Shares

4.1.1 For the purposes of this schedule, amenity has the meaning set out in [Schedule F: Affordable Housing Share and Amenity Share Cost Schedule](#) of this by-law.

4.1.2 For the purposes of this schedule, the cost of an amenity share or affordable housing share is the amount specified per m² in [Schedule F: Affordable Housing Share and Amenity Share Cost Schedule](#) of this by-law for the RM-10 zoning district.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

- (a) all floors, including earthen floor, to be measured to the extreme outer limits of the building, including accessory buildings; and
- (b) stairways, fire escapes, elevator shafts and other features that the Director of Planning considers similar to the foregoing, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

4.2.2 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances that the Director of Planning considers similar to the foregoing, provided that the total area of these exclusions does not exceed 12% of the permitted floor area for apartments, townhouses and mixed-use residential building and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and overlook;
- (c) for any multiple dwelling or mixed-use residential building, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof that are located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located below base surface, or, if located at or above base surface are contained in an accessory building that complies with section [2.2.12](#) of this schedule, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, which are located below base surface;
- (d) for triplex and for dwelling uses other than apartment, townhouse or mixed-use residential building, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion

dwellings containing 3 or more dwelling units, or uses that the Director of Planning considers similar to the foregoing:

- (i) those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building that complies with section 2.2.12 of this schedule, or in an infill single detached house or principal building located within 7.9 m of the ultimate rear property line, up to a maximum of 48 m², or
 - (ii) on sites with no developed secondary access, those floors or portions thereof not exceeding 7.3 m in length and minimum required manoeuvring aisle, which are located either in a principal building, an accessory building, or an infill building up to a maximum area that the Director of Planning may determine, if the Director of Planning considers all applicable Council policies and guidelines;
- (e) for non-dwelling uses, where floors are used for off-street parking and loading, heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length, which are located in an accessory building located within 7.9 m of the ultimate rear property line, or below base surface;
- (f) amenity areas, including child day care facilities, recreation facilities, and meeting rooms, to a maximum of 10% of the total permitted floor area;
- (g) areas of undeveloped floors that are located:
- (i) above the highest storey or partial storey, and to which there is no permanent means of access other than a hatch, or
 - (ii) adjacent to a storey or partial storey with a ceiling height of less than 1.2 m;
- (h) floors located at or below finished grade with a ceiling height of less than 1.2 m;
- (i) for any multiple dwelling or mixed-use residential building, all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- (j) entries, porches and verandahs, and covered porches above the first storey if:
- (i) the side facing the street, side property line or rear property line is open or protected by guards that do not exceed the required minimum height,
 - (ii) the total area of these exclusions, when combined with the balcony and deck exclusions under section 4.2.2(a) above, does not exceed 16% of the permitted floor area for multiple dwellings and mixed-use residential building and 13% of the permitted floor area for all other uses, and
 - (iii) the ceiling height, excluding roof structures, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor;
- (k) above grade floor area built as open to below, designed in combination with venting skylights, opening clerestory windows or other similar features that, in the opinion of the Director of Planning,

reduce energy consumption or improve natural light and ventilation, to a maximum exclusion of 1% of permitted floor area; and

- (l) unconditioned floor areas with a ceiling height or height to the underside of joists of less than 2.0 m, located below the floors of entries, porches and verandahs complying with section 4.2.2(j) above, to which there is no access from the interior of the building.

4.3 Site Coverage and Impermeability: Measurement

- 4.3.1 The maximum area of impermeable materials includes site coverage for all buildings.

4.4 Building Depth: Measurement

- 4.4.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a building.

4.5 Access to Natural Light

- 4.5.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.5.2 For the purposes of section 4.5.1 above, habitable room means any room except a bathroom or kitchen.

4.6 Dedication of Land

4.6.1 Dedication for Lane Purposes

- 4.6.1.1 Where a site does not abut a lane, or abuts a lane that is less than 6.1 m in width, a portion of the site, as determined by the City Engineer, to a maximum of 3.1 m, must be dedicated for lane purposes.
- 4.6.1.2 Where dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.

4.6.2 Dedication for Sidewalk and Boulevard Purposes

- 4.6.2.1 For development sites that adjoin streets set forth below, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve the following distance from the centre line of the street to the property line of the development site, measured at right angles:
 - (a) Joyce Street, 12.1 m;
 - (b) Payne Street, 7.6 m; and
 - (c) Vanness Street, 7.6 m.

- 4.6.2.2 Where dedication is made, it will be deemed not to reduce the site area for the purpose of calculating floor space ratio.

5 RELAXATIONS

- 5.1 For triplex, if the existing lot was on record in the Land Title Office prior to January 31, 2018, the Director of Planning may reduce the minimum site area requirements in section [3.3.2.1](#) of this schedule or the site frontage requirements in section [3.3.2.2](#) of this schedule, in situations where meeting the exact provisions creates unnecessary hardship, if the Director of Planning considers the quality and liveability of the resulting units.