RM-8, RM-8N, RM-8A and RM-8AN

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to encourage the development of 3-storey townhouses and the retention of character buildings, while permitting lower intensity residential development. Building placement and massing of new developments are intended to be compatible with pre-existing residential development.

In the RM-8A and RM-8AN districts, a certain percentage of units must be within a specific size range to improve housing choices and affordability. In the RM-8N and RM-8AN districts, acoustic regulations in **Section 10** of this by-law apply to dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the **RM-8, RM-8N, RM-8A and RM-8AN Guidelines**.

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-8, RM-8A, RM-8N and RM-8AN districts, 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
445 m²	Townhouse	3.1
	Mixed-Use Residential Building	3.1
	Freehold Rowhouse	3.2
	Seniors Supportive or Assisted Housing	3.9

Minimum Site Area	Use	Density, Form and Placement Regulations
303 m²	Triplex	3.3
	Duplex or Duplex with Secondary Suite	3.4
	Duplex or Duplex with Secondary Suite, in combination with another principal building	3.5
	Single Detached House or Single Detached House with Secondary Suite, in combination with another principal building	3.6
	Infill Duplex or Infill Single Detached House	3.7
	Multiple Conversion Dwelling, as a conditional approval use	3.8
--	Multiple Conversion Dwelling, as an outright approval use	3.8
	Other uses in section 2.1 of this schedule	3.10
Regulated by the R1-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite	Regulated by the R1-1 District Schedule
--	Laneway House	Regulated by 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		
Club	Conditional	
Community Centre or Neighbourhood House	Conditional	
Library, in combination with Community Centre	Conditional	
Park or Playground	Conditional	
Plaza	Conditional	
Dwelling Uses		
Duplex	Outright	
Duplex with Secondary Suite	Conditional	2.2.1
Duplex, in combination with another principal building	Conditional	2.2.2
Duplex with Secondary Suite, in combination with another principal building	Conditional	2.2.2
Freehold Rowhouse	Conditional	2.2.3
Infill Duplex, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	2.2.4
Infill Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	2.2.4
Laneway House	Conditional	2.2.5
Mixed-Use Residential Building	Conditional	2.2.3, 2.2.7, 2.2.8, 2.2.13
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.9
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of September 18, 2018	Conditional	2.2.10
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.11
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.12
Single Detached House with Secondary Suite	Conditional	2.2.12
Single Detached House, in combination with another principal building	Conditional	2.2.2
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	2.2.2
Townhouse	Conditional	2.2.3, 2.2.13
Triplex	Conditional	

Use	Approval	Use-Specific Regulations
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility - Class A	Outright	2.2.14
Community Care Facility - Class B	Conditional	
Group Residence	Conditional	
Hospital	Conditional	
Public Authority Use, essential in these districts	Conditional	
School - Elementary or Secondary	Conditional	
Social Service Centre	Conditional	
Retail Uses		
Farmers' Market	Conditional	2.2.15
Grocery or Drug Store	Conditional	2.2.6
Neighbourhood Grocery Store	Conditional	
Public Bike Share	Conditional	
Retail Store	Conditional	2.2.6
Shared E-Scooter System	Conditional	
Service Uses		
Bed and Breakfast Accommodation	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, other than Townhouse, Mixed-Use Residential Building, Triplex or Freehold Rowhouse	Outright	2.2.16
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 other than Townhouse, Mixed-Use Residential Building, Triplex or Freehold Rowhouse, and not permitted as an outright approval use	Conditional	
Accessory Buildings, customarily ancillary to Townhouse, Mixed-Use Residential Building, Triplex or Freehold Rowhouse	Conditional	2.2.17
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.18

Use	Approval	Use-Specific Regulations
Accessory Uses, customarily ancillary to any conditional approval use listed in this section 2.1	Conditional	
Deposition or extraction of material, which alters the configuration of the land	Conditional	

2.2 Use-Specific Regulations

2.2.1 Duplex with secondary suite must have no more than 1 secondary suite for each dwelling unit.

2.2.2 The Director of Planning may permit another principal building on a site in combination with a single detached house, single detached house with secondary suite, duplex or duplex with secondary suite if:

(a) the site meets at least 1 of the following criteria:

(i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,

(ii) the site is a corner site, or

(iii) the lot depth is more than 45.7 m;

(b) the principal building situated in the rear yard must be a single detached house, a single detached house with secondary suite or a duplex;

(c) the total number of principal dwelling units on the site does not exceed 4, not including secondary suites; and

(d) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.3 The Director of Planning may permit more than 1 townhouse, mixed-use residential building or freehold rowhouse building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.4 Infill single detached house or infill duplex, in combination with the retention of a building existing on the site prior to January 1, 1940, may be permitted if the site meets at least 1 of the following criteria:

(a) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane;

(b) the site is a corner site; or

(c) the lot depth is more than 45.7 m.

2.2.5 Laneway house is subject to the **R1-1 District Schedule** and must be in combination with a single detached house or single detached house with secondary suite, which is the only principal building on the site.

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

(a) grocery or drug store; and

(b) retail store.

2.2.7 The only non-dwelling uses permitted in a mixed-use residential building are:

(a) grocery or drug store;

(b) neighbourhood grocery store; and

(c) retail store.

2.2.8 Mixed-use residential building with:

(a) grocery or drug store, or retail store is only permitted on sites identified in **Map 1: Sites where mixed-use residential building with grocery or drug store or retail store is permitted** and **Map 2: Sites where mixed-use residential building with grocery or drug store or retail store is permitted** at the end of this schedule; and

(b) neighbourhood grocery store is permitted on all sites.

2.2.9 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 **3.8.2.6**, **3.8.2.7** and **4.5** 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.

2.2.10 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of September 18, 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;

(b) there are no additions to buildings constructed on or after January 1, 1940, except additions up to a maximum of 5 m² used as exits;

(c) no housekeeping or sleeping units are created; and

(d) there are no more than 3 dwelling units.

2.2.11 Principal dwelling unit with lock-off unit may be permitted only in a townhouse, mixed-use residential building, triplex or freehold rowhouse and there may be:

(a) no more than 1 lock-off unit for every 3 principal dwelling units in a townhouse, mixed-use residential building or triplex, 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; and

(b) no more than 1 lock-off unit for every freehold rowhouse.

2.2.12 Where a single detached house or single detached house with secondary suite is the only principal building on site, it must comply with the **R1-1 District Schedule**.

2.2.13 For townhouse or mixed-use residential building in the RM-8A and RM-8AN districts, a minimum of 25% of the total dwelling units must be 3-bedroom units, except that the Director of Planning may reduce the minimum percentage of 3-bedroom units if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

2.2.14 Community care facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.

2.2.15 Farmers' market may be permitted if the Director of Planning considers the appropriateness of the use with respect to compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility and pedestrian amenity.

2.2.16 Accessory buildings customarily ancillary to any use listed in section **2.1** of this schedule, other than those ancillary to townhouse, mixed-use residential building, triplex or freehold rowhouse, 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,

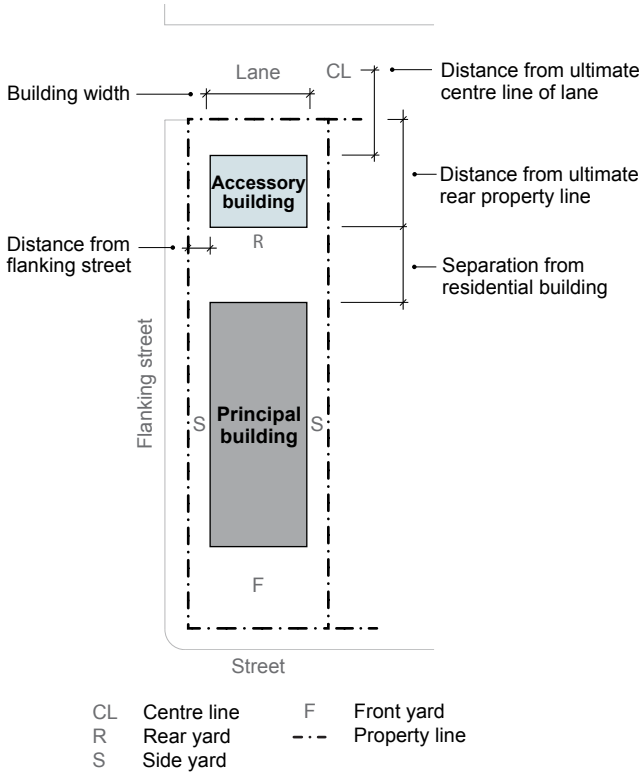
provided that no portion of an accessory building exceeds 4.6 m in building height;

(b) all accessory buildings are located:

(i) within 7.9 m of the ultimate rear property line,

(ii) at least 3.6 m from the ultimate centre line of any rear or flanking lane, and

Diagram: Building placement for accessory building



(iii) at least 1.5 m from a flanking street;

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m^2;

(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 building is at least 3.7 m; and

(f) roof decks and decks are not located on an accessory building.

2.2.17 Accessory buildings customarily ancillary to townhouse, mixed-use residential building, triplex or freehold rowhouse may be permitted as a conditional approval use if:

(a) no accessory building exceeds 3.7 m in height, measured to:

(i) the highest point of the roof if 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,

(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;

(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m^2, except that the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m^2 for each dwelling unit, not including lock-off units, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;

(d) the combined building width for all accessory buildings does not exceed 30% of the width of the site at the rear property line, except that the Director of Planning may increase the maximum building width up to 80%, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines;

(e) the separation from any residential building is at least 3.7 m; and

(f) roof decks and decks are not located on an accessory building.

2.2.18 Accessory parking spaces customarily ancillary to any outright approval use listed in section **2.1** of this schedule must comply with the provisions of section **2.2.16(b)** above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

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

3.1 Townhouse and Mixed-Use Residential Building

Townhouse 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 0.75, except that the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of 1.20 where 100% of residential floor area is developed as secured market rental housing or 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; or

(b) the permitted floor area by 1 m^2 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 1.20, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the impact of the development on neighbouring sites, provided that in the RM-8A and RM-8AN districts, a minimum of 45% of dwelling units must have floor areas between 83 m^2 and 112 m^2.

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

3.1.1.3 The Director of Planning may vary the regulation in section **3.1.1.1(b)** above regarding the minimum percentage of dwelling units with floor areas between 83 m^2 and 112 m^2 in the RM-8A and RM-8AN districts, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.1.1.4 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

(a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or

(b) 145 units per hectare of site area where the floor space ratio exceeds 0.90.

3.1.2 Building Form and Placement

	Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.1.2.1	Minimum site area	445 m^2
3.1.2.2	Minimum site frontage	12.8 m

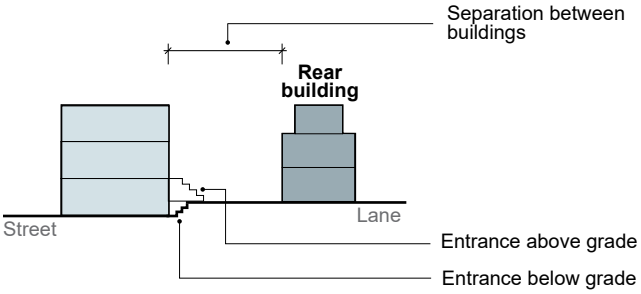
Regulations		RM-8, RM-8N, RM-8A and RM-8AN
3.1.2.3	Maximum building height for:	
	(a) a building other than a rear building	11.5 m and 3 storeys
	(b) a rear building	10.1 m and 3 storeys
3.1.2.4	Minimum front yard depth	3.7 m
3.1.2.5	Minimum side yard width	1.2 m
3.1.2.6	Minimum rear yard depth	1.8 m
3.1.2.7	Maximum site coverage for all buildings	55% of the site area
3.1.2.8	Maximum area of impermeable materials	70% of the site area
3.1.2.9	Maximum building depth	40% of the site depth
3.1.2.10	Maximum building width	27.0 m
3.1.2.11	Minimum separation between:	
	(a) buildings located on a site frontage	3.1 m
	(b) rear buildings	3.1 m
	(c) buildings located on a site frontage and rear buildings	7.3 m

Building Height

3.1.2.12 Despite the maximum building height in section **3.1.2.3(a)** above, the third storey of a building in the RM-8 and RM-8N districts must be a partial storey not exceeding 60% of the storey immediately below.

3.1.2.13 Despite the maximum building height in section **3.1.2.3(b)** above, the third storey must be a partial storey not exceeding 60% of the storey immediately below.

Diagram: Townhouse – courtyard configuration



Side Yard

3.1.2.14 Despite the minimum side yard width in section **3.1.2.5** above, where a side yard is located on a flanking street and where the front doors of a building face the flanking street, the minimum side yard width is 2.4 m.

Building Depth

3.1.2.15 Despite the maximum building depth in section **3.1.2.9** above, on a corner site, where the front doors of a building face the flanking street, a maximum building depth is not required.

Building Separation

3.1.2.16 Minimum separation between buildings must be measured from the closest portion of the exterior side wall of any other building on the site.

3.1.2.17 Despite the minimum building separation in section **3.1.2.11(c)** 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.

3.1.2.18 The Director of Planning may vary the minimum building separation if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.1.2.19 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 site area where there is only 1 building on a site;

Diagram: Building placement for townhouse in a courtyard configuration

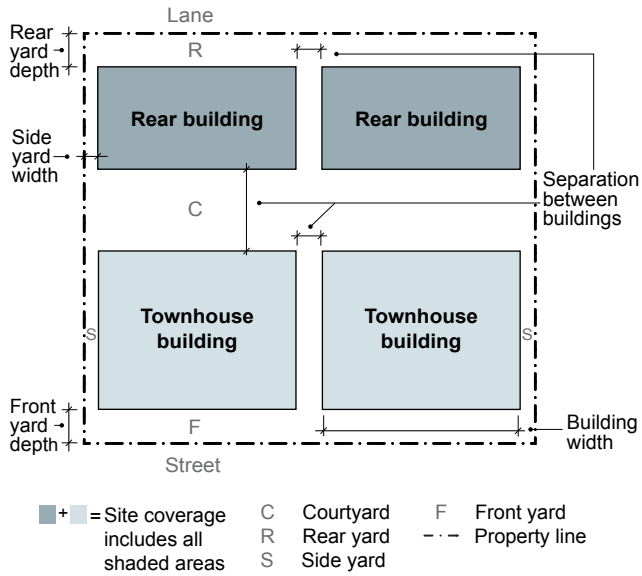
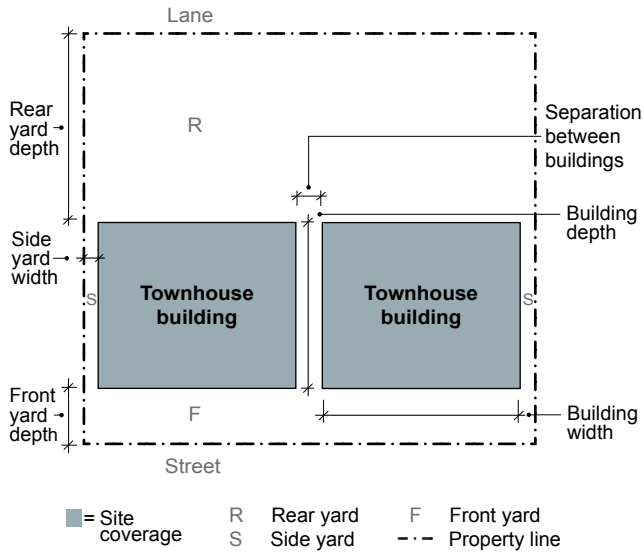


Diagram: Building placement for townhouse in a non-courtyard configuration



(b) the maximum area of impermeable materials; and

(c) the maximum building width.

3.2 Freehold Rowhouse

Freehold rowhouse is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor area by 1 m^2 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 1.20, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submission of any advisory group, property owner or tenant, and the overall design of the development and the impact of the development on neighbouring sites, provided that, in the RM-8A and RM 8AN districts, a minimum of 45% of dwelling units must have floor areas between 83 m^2 and 112 m^2.

3.2.1.2 Despite section **3.2.1.1** above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.2.1.3 The Director of Planning may vary the regulation in section **3.2.1.1** above regarding the minimum percentage of dwelling units with floor areas between 83 m^2 and 112 m^2 in the RM-8A and RM-8AN districts, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.2.1.4 The total number of dwelling units on a site, excluding lock-off units, must not exceed:

(a) 100 units per hectare of site area where the floor space ratio does not exceed 0.90; or

(b) 145 units per hectare of site area where the floor space ratio exceeds 0.90.

3.2.2 Building Form and Placement

	Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.2.2.1	Minimum site area	445 m^2	
3.2.2.2	Minimum site frontage	12.8 m	
3.2.2.3	Maximum building height	10.7 m and 3 storeys	
3.2.2.4	Minimum front yard depth	4.9 m	
3.2.2.5	Minimum side yard width	1.2 m	
3.2.2.6	Minimum rear yard depth	1.0 m	1.8 m
3.2.2.7	Maximum site coverage for all buildings	55% of the site area	

	Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.2.2.8	Maximum area of impermeable materials	70% of the site area	
3.2.2.9	Maximum building depth	40% of the site depth	
3.2.2.10	Minimum separation between principal buildings	3.1 m	

Site Area

3.2.2.11 The Director of Planning may reduce the minimum site area if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

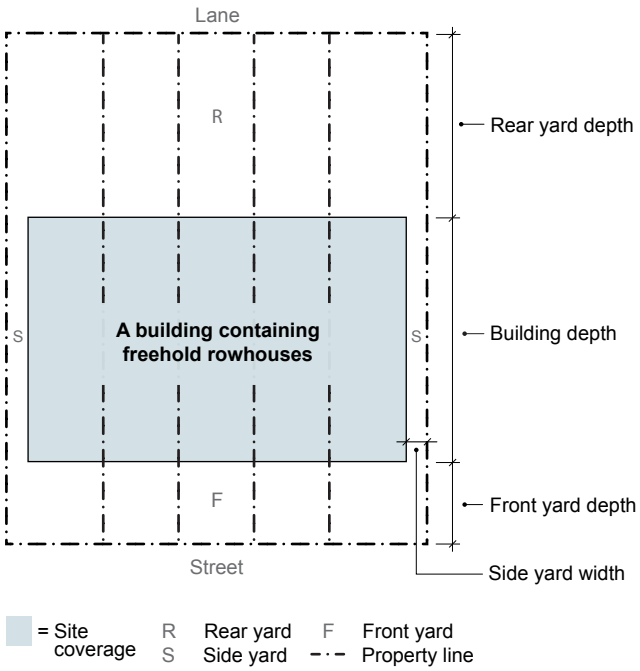
Building Height

3.2.2.12 Despite the maximum building height in section **3.2.2.3** above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Building Separation

3.2.2.13 Minimum separation between buildings must be measured from the closest portion of the exterior side wall of any other building on the site.

Diagram: Building placement for freehold rowhouse



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 0.75, except that on a site with a site area that is less than 445 m^2 or that has a frontage less than 12.8 m, the Director of Planning may increase:

(a) the permitted floor space ratio to a maximum of 0.90 for triplex developed as secured market rental housing or 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; or

(b) the permitted floor area by 1 m^2 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 0.90, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submission of any advisory group, property owner or tenant, and the overall design of the development and the impact of the development on neighbouring sites.

3.3.1.2 Despite section **3.3.1.1(b)** above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.3.1.3 The total number of dwelling units on a site, excluding lock-off units, must not exceed 100 units per hectare of site area.

3.3.2 Building Form and Placement

	Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.3.2.1	Minimum site area	303 m^2	
3.3.2.2	Maximum building height	10.7 m and 3 storeys	
3.3.2.3	Minimum front yard depth	4.9 m	
3.3.2.4	Minimum side yard width	1.2 m	
3.3.2.5	Minimum rear yard depth	1.0 m	1.8 m
3.3.2.6	Maximum site coverage for all buildings	55% of the site area	
3.3.2.7	Maximum area of impermeable materials	70% of the site area	
3.3.2.8	Maximum building depth	40% of the site depth	

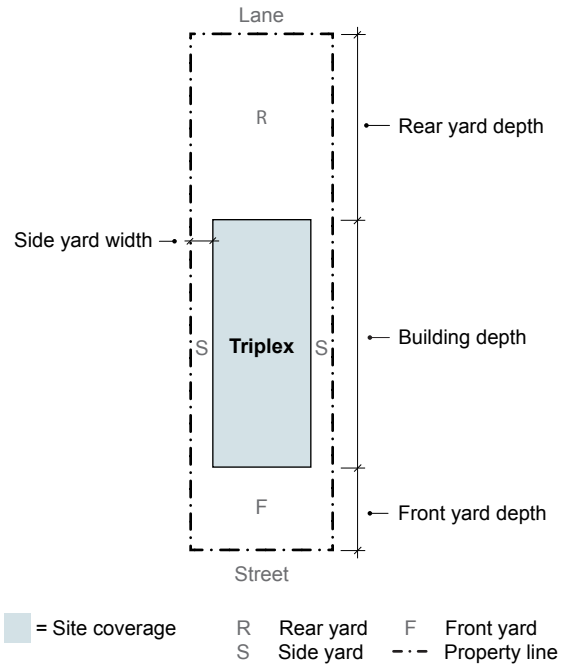
Site Area

3.3.2.9 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to September 18, 2018 and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

Building Height

3.3.2.10 Despite the maximum building height in section 3.3.2.2 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Diagram: Building placement for triplex



Discretion to Vary Other Regulations

3.3.2.11 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;

(b) the maximum area of impermeable materials; and

(c) the maximum building depth.

3.4 Duplex and Duplex with Secondary Suite

Duplex and duplex with secondary suite are subject to the following regulations.

3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.75.

3.4.2 Building Form and Placement

	Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.4.2.1	Minimum site area	303 m^2
3.4.2.2	Maximum building height	10.7 m and 3 storeys
3.4.2.3	Minimum front yard depth	4.9 m
3.4.2.4	Minimum side yard width	1.2 m
3.4.2.5	Minimum rear yard depth	1.0 m
3.4.2.6	Maximum site coverage for all buildings	45% of the site area
3.4.2.7	Maximum area of impermeable materials	70% of the site area
3.4.2.8	Maximum building depth	40% of the site depth

Site Area

3.4.2.9 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to September 18, 2018 and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

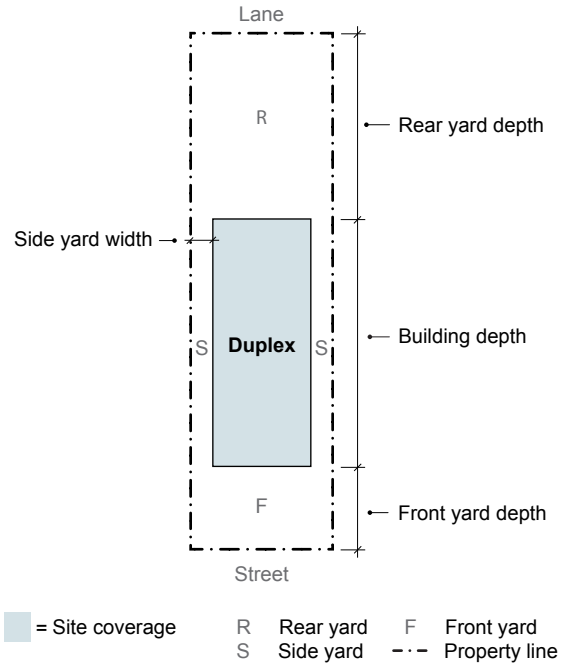
Building Height

3.4.2.10 Despite the maximum building height in section 3.4.2.2 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

Building Depth

3.4.2.11 The Director of Planning may increase the maximum building depth to accommodate building features designed to reduce energy consumption in a zero emission building, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for duplex with secondary suite



3.5 Duplex in Combination with Another Principal Building and Duplex with Secondary Suite in Combination with Another Principal Building

Duplex or duplex with secondary suite, in combination with:

(a) a single detached house;

(b) a single detached house with secondary suite; or

(c) a duplex,

situated in the rear yard of the site, are subject to the following regulations.

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor area by 1 m^2 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 0.85 where no more than 0.25 floor space ratio may be allocated to a second principal building at the rear of the site, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the submission of any advisory group, property owner or tenant, and the overall design of the development and the impact of the development on neighbouring sites.

3.5.1.2 Despite section 3.5.1.1 above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.5.2 Building Form and Placement

	Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.5.2.1	Minimum site area	303 m^2
3.5.2.2	Maximum building height for:	
	(a) a building other than a rear building	10.7 m and 3 storeys
	(b) a rear building	7.7 m and 2 storeys
3.5.2.3	Minimum front yard depth	4.9 m
3.5.2.4	Minimum side yard width	1.2 m
3.5.2.5	Minimum rear yard depth	1.0 m
3.5.2.6	Maximum site coverage for all buildings	45% of the site area

	Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.5.2.7	Maximum area of impermeable materials	70% of the site area
3.5.2.8	Minimum separation between principal buildings, measured across the width of the site	4.9 m

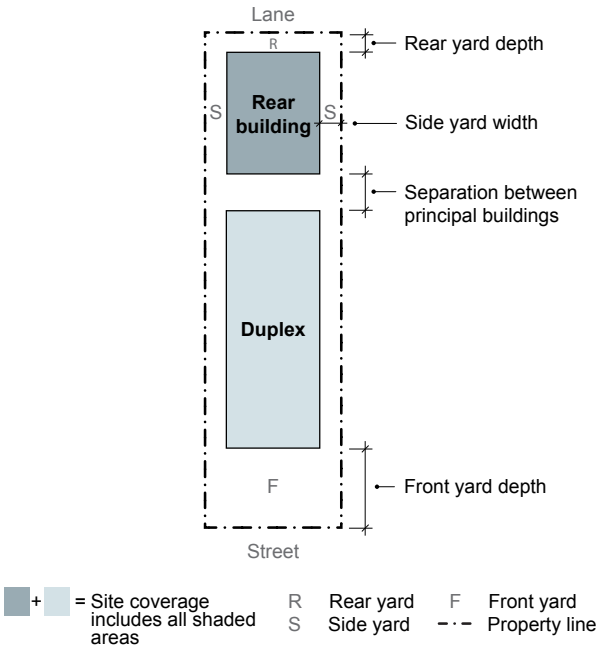
Building Height

3.5.2.9 Despite the maximum building height in section **3.5.2.2(a)** above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.

3.5.2.10 Despite the maximum building height in section **3.5.2.2(b)** above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below.

3.5.2.11 The Director of Planning may vary the maximum building height for a rear building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for 2 principal buildings on site



Building Separation

3.5.2.12 The Director of Planning may vary the minimum separation between principal buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

3.6 Single Detached House in Combination with Another Principal Building and Single Detached House with Secondary Suite in Combination with Another Principal Building

Single detached house or single detached house with secondary suite, in combination with:

(a) a single detached house;

(b) a single detached house with secondary suite; or

(c) a duplex,

situated in the rear yard of the site, are subject to the following regulations.

3.6.1 Density and Floor Area

3.6.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase the permitted floor area by 1 m^2 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 0.85 where no more than 0.25 floor space ratio may be allocated to a second principal building at the rear of the site, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the submission of any advisory group, property owner or tenant, and the overall design of the development and the impact of the development on neighbouring sites.

3.6.1.2 Despite section 3.6.1.1 above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.6.2 Building Form and Placement

	Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.6.2.1	Minimum site area	303 m^2
3.6.2.2	Maximum building height for:	
	(a) a building other than a rear building	9.5 m and 2 storeys
	(b) a rear building	7.7 m and 2 storeys
3.6.2.3	Minimum front yard depth	4.9 m
3.6.2.4	Minimum side yard width	1.2 m
3.6.2.5	Minimum rear yard depth	1.0 m
3.6.2.6	Maximum site coverage for all buildings	45% of the site area

	Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.6.2.7	Maximum area of impermeable materials	70% of the site area
3.6.2.8	Minimum separation between principal buildings, measured across the width of the site	4.9 m

Building Height

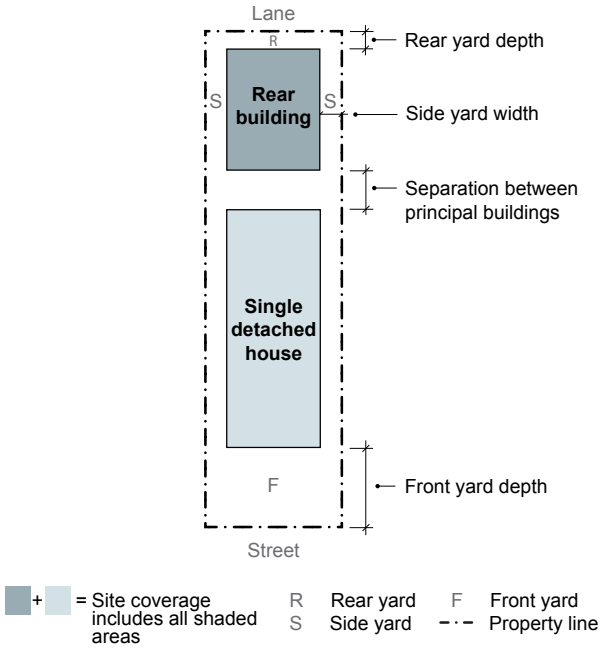
3.6.2.9 Despite the maximum building height in section **3.6.2.2(b)** above, the second storey of a rear building must be a partial storey not exceeding 50% of the storey immediately below.

3.6.2.10 The Director of Planning may vary the maximum building height for a rear building if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Building Separation

3.6.2.11 The Director of Planning may vary the minimum separation between principal buildings if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for 2 principal buildings on a site



3.7 Infill Single Detached House and Infill Duplex

Infill single detached house and infill duplex are subject to the following regulations.

3.7.1 Density and Floor Area

3.7.1.1 The maximum floor space is 0.75 for the overall site, except that on a site where a residential building:

(a) existing prior to January 1, 1940 is retained, the floor space ratio for the overall site must not exceed 0.90, except that no more than 0.25 floor space ratio may be allocated to an infill single detached house or infill duplex in the rear of the site; and

(b) not existing prior to January 1, 1940 is retained, if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submission of any advisory group, property owner or tenant, the overall design of the development and the impact of the development on neighbouring sites, the Director of Planning may increase the permitted floor area of the overall site by 1 m^2 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 0.85, except that no more than 0.25 floor space ratio may be allocated to an infill single detached house or infill duplex in the rear of the site.

3.7.1.2 Despite section 3.7.1.1(b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.7.2 Building Form and Placement

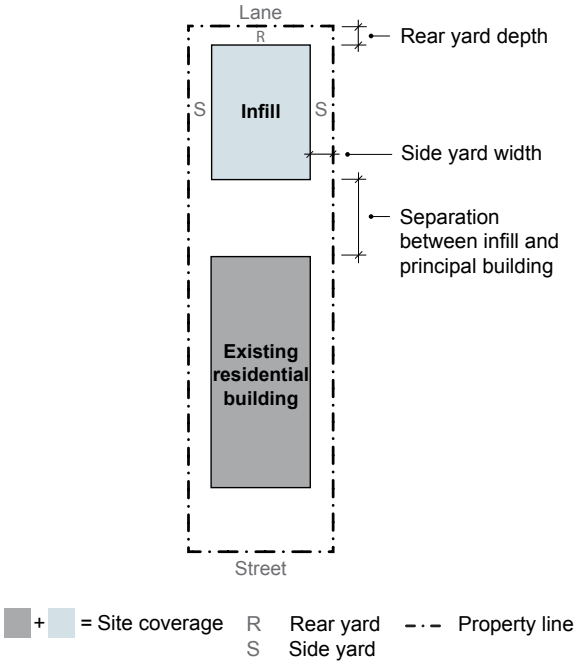
	Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.7.2.1	Minimum site area	303 m^2
3.7.2.2	Maximum building height	7.7 m and 2 storeys
3.7.2.3	Minimum side yard width	1.2 m
3.7.2.4	Minimum rear yard depth	1.0 m
3.7.2.5	Maximum site coverage for all buildings	45% of the site area
3.7.2.6	Maximum area of impermeable materials	70% of the site area
3.7.2.7	Minimum separation between infill and existing building, measured across the width of the site	4.9 m

Site Area

3.7.2.8 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to September 18, 2018, for an infill single detached house or infill duplex in combination with the

retention of a residential building existing on the site prior to January 1, 1940, if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

Diagram: Building placement for infill



Building Height

3.7.2.9 Despite the maximum building height in section 3.7.2.2 above, the second storey of an infill building must be a partial storey not exceeding 50% of the storey immediately below.

3.7.2.10 The Director of Planning may vary the maximum building height for an infill if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.7.2.11 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 maximum building depth of an existing residential building to permit an infill single detached house or infill duplex;

(b) the minimum separation between an existing residential building and an infill single detached house or infill duplex;

(c) the maximum site coverage; and

(d) the maximum area of impermeable materials.

3.8 Multiple Conversion Dwelling

Multiple conversion dwelling is subject to the following regulations.

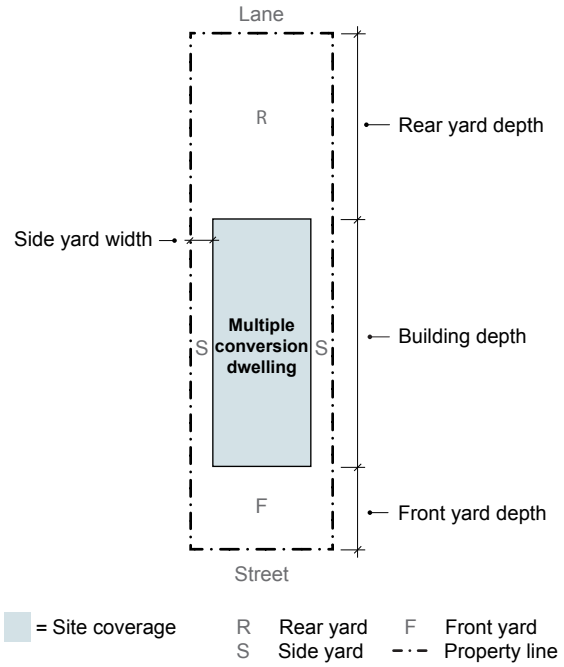
3.8.1 Density and Floor Area

3.8.1.1 The maximum floor space ratio is 0.75, except that where a building existing prior to January 1, 1940 is retained, the maximum floor space ratio is 0.90.

3.8.2 Building Form and Placement

	Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.8.2.1	Minimum site area for multiple conversion dwelling containing 3 dwelling units	303 m^2	
3.8.2.2	Maximum building height	9.5 m and 2 storeys	
3.8.2.3	Minimum front yard depth	4.9 m	
3.8.2.4	Minimum side yard width	1.2 m	
3.8.2.5	Minimum rear yard depth	1.0 m	1.8 m
3.8.2.6	Maximum site coverage for all buildings	45% of the site area	
3.8.2.7	Maximum area of impermeable materials	70% of the site area	
3.8.2.8	Maximum building depth	40% of the site depth	

Diagram: Building placement for multiple conversion dwelling



3.9 Seniors Supportive or Assisted Housing

Seniors supportive or assisted housing is subject to the following regulations.

3.9.1 Density and Floor Area

3.9.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may increase:

(a) the permitted floor space ratio for seniors supportive or assisted housing developed as secured market rental housing or social housing to a maximum of:

(i) 1.20 on sites with a minimum frontage of 12.8 m, or

(ii) 0.90 on sites with a frontage less than 12.8 m,

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; or

(b) the permitted floor area by 1 m^2 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) 1.20 on sites with a minimum frontage of 12.8 m, or

(ii) 0.90 on sites with a frontage less than 12.8 m,

if the Director of Planning considers the intent of this schedule, all applicable Council policies and guidelines, the submission of any advisory group, property owner or tenant, and the overall design of the development and the impact of the development on neighbouring sites.

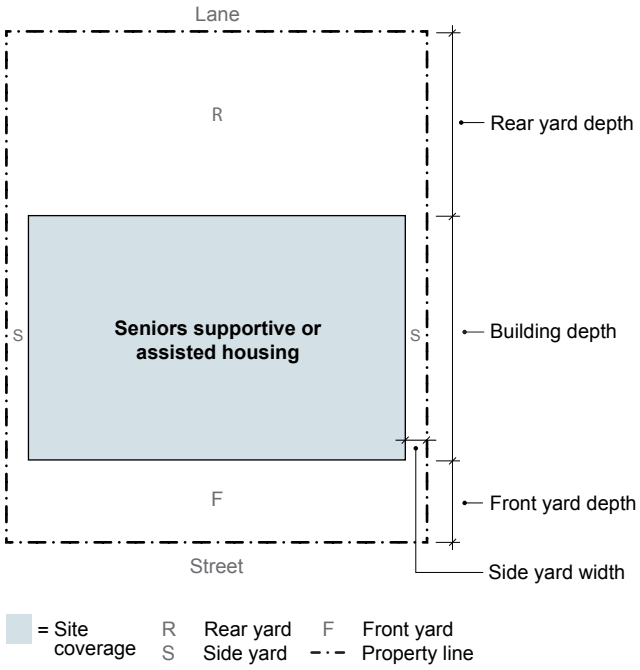
3.9.1.2 Despite **3.9.1.1(b)** above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.9.2 Building Form and Placement

	Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.9.2.1	Minimum site area	445 m^2	
3.9.2.2	Maximum building height	9.5 m and 2 storeys	
3.9.2.3	Minimum front yard depth	4.9 m	
3.9.2.4	Minimum side yard width	1.2 m	
3.9.2.5	Minimum rear yard depth	1.0 m	1.8 m
3.9.2.6	Maximum site coverage for all buildings	45% of the site area	

	Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.9.2.7	Maximum area of impermeable materials	70% of the site area	
3.9.2.8	Maximum building depth	40% of the site depth	

Diagram: Building placement for seniors supportive or assisted housing



3.10 Other Uses

Uses not regulated by sections 3.1 to 3.9 of this schedule are subject to the following regulations, except:

(a) single detached house or single detached house with secondary suite, as the only principal building on the site, which are regulated by the **R1-1 District Schedule**; and

(b) laneway house, which is only permitted in combination with those uses described in section **3.10(a)** above.

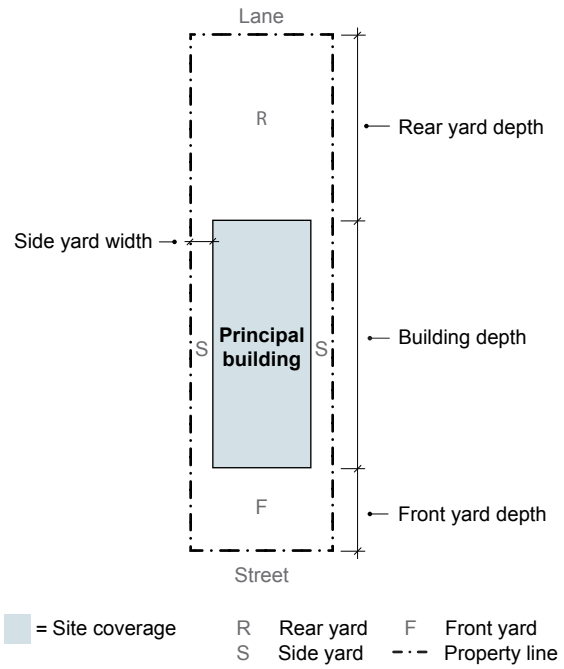
3.10.1 Density and Floor Area

3.10.1.1 The maximum floor space ratio is 0.75.

3.10.2 Building Form and Placement

	Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.10.2.1	Maximum building height	9.5 m and 2 storeys
3.10.2.2	Minimum front yard depth	4.9 m
3.10.2.3	Minimum side yard width	1.2 m
3.10.2.4	Maximum site coverage for all buildings	45% of the site area
3.10.2.5	Maximum area of impermeable materials	70% of the site area
3.10.2.6	Maximum building depth for dwelling uses	40% of the site depth

Diagram: Building placement for principal building



4 GENERAL REGULATIONS

All uses in these districts, except single detached house or single detached house with secondary suite, as the only principal building on the site, 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 same 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 m^2 in **Schedule F: Affordable Housing and Amenity Share Cost Schedule** of this by-law for the RM-8, RM-8A, RM-8N and RM-8AN zoning districts.

4.2 Computation of Floor Area

4.2.1 Computation of floor area must include:

(a) all floors, including earthen floor, measured to the extreme outer limits of the building including accessory buildings;

(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; and

(c) where the distance from a floor located no more than 2.0 m above finished grade to the floor above, or where there is no floor above, to the top of the roof joists, exceeds 3.7 m, an amount equal to the area of the floor below the excess height, except that the Director of Planning may exclude an area designed with venting skylights, opening clerestory windows or other similar features if:

(i) in the opinion of the Director of Planning, the area is designed to reduce energy consumption or improve natural light and ventilation, and

(ii) the area excluded does not exceed 1% of the permitted floor area.

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 townhouse, mixed-use residential building, triplex and freehold rowhouse 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 townhouse, mixed-use residential building, triplex and freehold rowhouse, 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 at or below base surface or, if located above base surface, contained in an accessory building customarily ancillary to townhouse, mixed-use residential building, triplex and freehold rowhouse, and that complies with section **2.2.17** of this schedule, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing, any of which are located below the base surface;

(d) for dwelling uses other than townhouse, mixed-use residential building, triplex and freehold rowhouse, where floors are used for off-street parking and loading, or bicycle storage in multiple conversion dwellings containing 3 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 **2.2.16** 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 m^2, 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 single detached house 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) 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;

(g) floors located at or below finished grade with a ceiling height of less than 1.2 m;

(h) entries, porches and verandahs, and covered porches above the first storey, if:

(i) the side facing the street, rear property line, courtyard, park or school 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 townhouse, mixed-use residential building, triplex or freehold rowhouse and 13% of the permitted floor area for all other uses,

(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, and

(iv) for duplex and duplex with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.8 m;

(i) for townhouse, mixed-use residential building, triplex and freehold rowhouse, all residential storage area above or below base surface, except that if 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) 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;

(k) for duplex and duplex with secondary suite, areas of floors existing, proposed or as may be extended over open-to-below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, if:

(i) the distance from the floor to any part of the roof rafters or ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically, and

(ii) the excluded floor area does not exceed 10% of the permitted total floor area,

and despite the definition of “partial storey” in **Section 2** of this by-law, for the purposes of this schedule the maximum permitted floor area contained in a partial storey must not include floor area excluded in this section **4.2.2(k)**; 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(h)** above, to which there is no access from the interior of the building.

4.3 Dwelling Unit Density: Calculation

4.3.1 Where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down.

4.4 Yards: Projections and Measurement

4.4.1 For townhouses, mixed-use residential buildings, triplexes and freehold rowhouses, portions of basement floor area directly below entries, porches and verandahs may project up to 1.8 m into the required front yard and this projection will not be included in the calculation of building depth.

4.5 Site Coverage and Impermeability: Measurement

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

4.6 Building Depth: Measurement

4.6.1 Maximum building depth means the maximum distance between the required minimum front yard and the rear of a building, measured prior to any required lane dedication.

4.7 Horizontal Angle of Daylight

4.7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

4.7.2 For the purposes of section **4.7.1** above, habitable room means any room except a bathroom or kitchen.

4.7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, will encounter no obstruction over a distance of 24.0 m.

4.7.4 The plane or planes referred to in section **4.7.3** above must be measured horizontally from the centre of the bottom of each window.

4.7.5 An obstruction referred to in section **4.7.3** above means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted on any adjoining site.

4.7.6 The Director of Planning may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 2.4 m.

4.8 External Design

4.8.1 For the purpose of this section **4.8**, a main entrance means a door facing a street not being a lane, which is visible from the street and is located at or within 1.8 m of grade, or connected to grade by stairs or a ramp.

4.8.2 In a duplex or a duplex with secondary suite, on a site with 1 principal building:

(a) there must be 1 main entrance to each principal dwelling unit;

(b) on a corner site, 1 main entrance must face the front street and 1 main entrance must face the flanking street;

(c) there must be a covered entry at each main entrance, with a minimum width and depth of 1.8 m;

(d) all roofs except for dormer roofs must have a minimum slope of 7:12 and a maximum slope of 12:12 and must be either hip or gable or a combination of both, and must intersect at its lower portion with the exterior wall face of the building or the vertical projection thereof at a line no higher than the lesser of 7.9 m above the base surface or the floor level of a partial storey or attic above the second storey;

(e) dormer roofs must be gable, hip or shed in form and must have a minimum slope of 4:12;

(f) the maximum total width of dormers provided on a partial storey above the second storey must not exceed 50% of the width of the elevation of the storey below;

(g) all exterior dormer walls must be set back a minimum of 0.6 m from the exterior face of the wall of the storey below; and

(h) despite section 4.8.2(g) above, 1 dormer may have its face wall flush or continuous with the second storey exterior wall face below if:

(i) it faces an interior side yard, and

(ii) it provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the partial storey above.

4.8.3 The Director of Planning may vary the requirements of this section 4.8 for a duplex or a duplex with secondary suite if, in the opinion of the Director of Planning, the design meets the intent of the regulations for quality and durability of design and architectural expression, or to facilitate a zero emission building.

4.8.4 Exterior windows in a secondary suite or lock-off unit must have:

(a) a minimum total glazing area of 10% of the total floor area of the room, in each of the kitchen, living room and dining room; and

(b) a minimum total glazing area of 5% of the total floor area of the room, in all other rooms except bathrooms and laundry rooms.

4.9 Dedication of Land

4.9.1 Dedication for lane purposes

4.9.1.1 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.

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

4.9.2 Dedication for sidewalk and boulevard purposes

4.9.2.1 For development sites that front Oak Street, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centre line of the street to the property line of the development site of 14.6 m measured at right angles.

4.9.2.2 For development sites that front West King Edward Avenue, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centre line of the street to the property line of the development site, measured at right angles:

(a) for sites on the north side of West King Edward Avenue:

(i) from Manitoba Street to Ontario Street, 15.5 m,

(ii) from Columbia Street to Manitoba Street, 15.6 m,

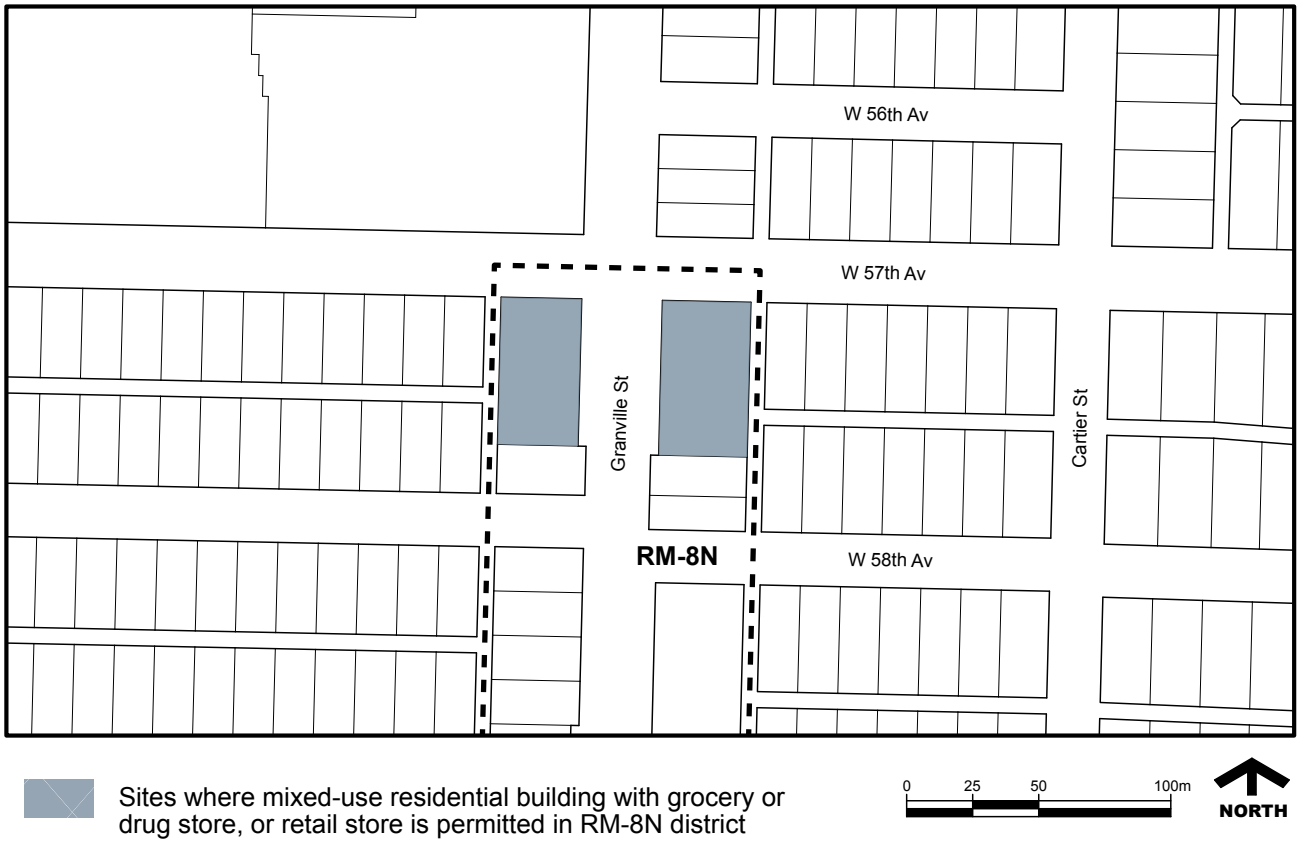
(iii) from Willow Street to Heather Street, 16.9 m, and

(iv) from Laurel Street to Willow Street, 19.2 m; and

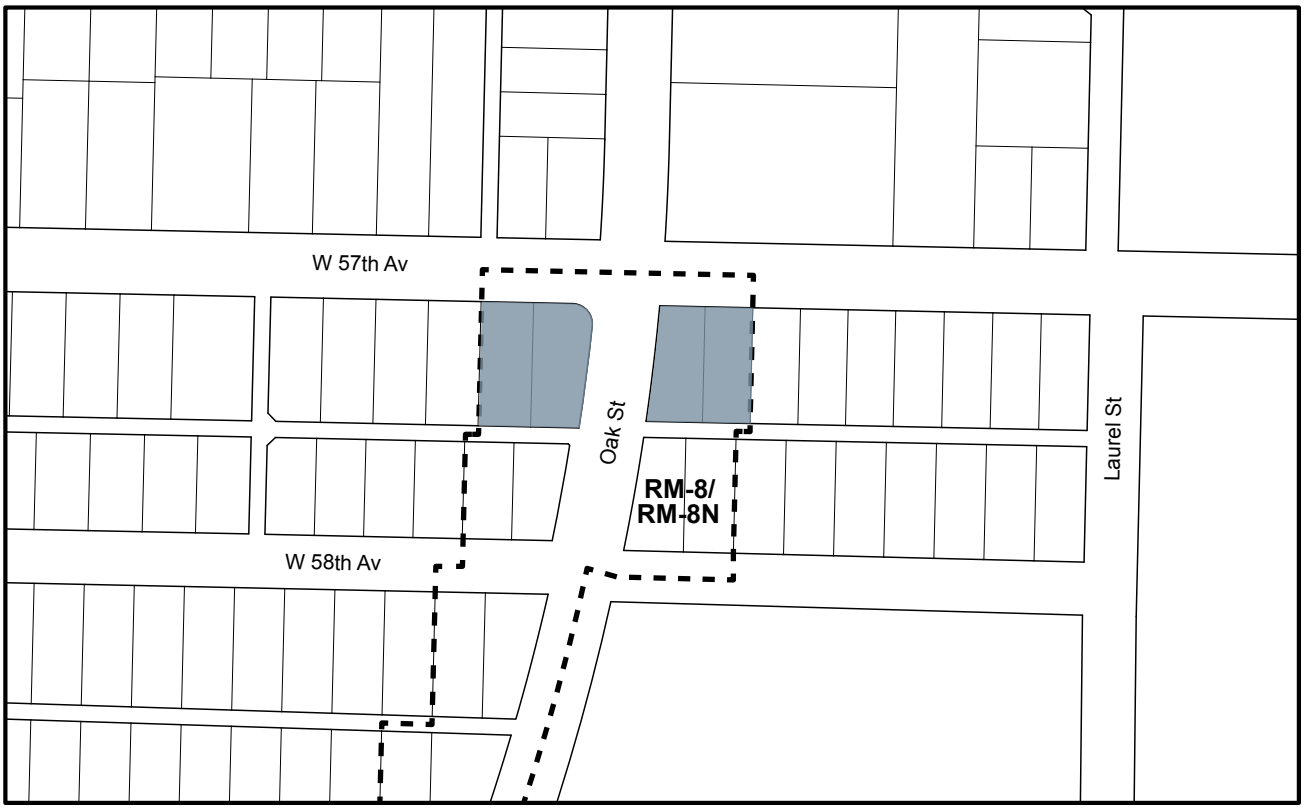
(b) for sites on the south side of West King Edward Avenue, from Columbia Street to Ontario Street, 15.2 m.

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

Map 1: Sites where mixed-use residential building with grocery or drug store, or retail store is permitted



Map 2: Sites where mixed-use residential building with grocery or drug store, or retail store is permitted



Sites where mixed-use residential building with grocery or drug store, or retail store is permitted in RM-8/RM-8N districts

0 25 50 100m

NORTH