

RM-9A and RM-9AN

Districts Schedule

1 INTENT AND OVERVIEW

1.1 Intent

The intent of this schedule is to permit 4-storey apartments to provide a transition in residential neighbourhoods between higher building forms and ground-oriented building forms. The emphasis is on creating of a variety of dwelling unit sizes, including those appropriate for families with children. Townhouses are only permitted in combination with an apartment building and on exceptionally deep sites. In the RM-9AN district, acoustic regulations in [Section 10](#) of this by-law apply to dwelling units close to arterial streets or a rapid transit guideway.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN Guidelines](#).

1.2 Overview

The table below provides an overview of the outright and conditional approval uses in the RM-9A and RM-9AN 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 m ²	Apartment	3.1
	Apartment, in combination with Townhouse	3.1
	Seniors Supportive or Assisted Housing	3.7
334 m ²	Duplex or Duplex with Secondary Suite, in combination with another principal building	3.3
	Single Detached House or Single Detached House with Secondary Suite, in combination with another principal building	3.4
303 m ²	Triplex	3.2
	Infill Single Detached House	3.5
	Multiple Conversion Dwelling	3.6
--	Other uses in section 2.1 of this schedule	3.8

Minimum Site Area	Use	Density, Form and Placement Regulations
Regulated by the RS-1 District Schedule	Single Detached House or Single Detached House with Secondary Suite	Regulated by the RS-1 District Schedule
--	Laneway House	Regulated by the RS-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	

Use	Approval	Use-Specific Regulations
Dwelling Uses		
Apartment	Conditional	2.2.1
Apartment, in combination with Townhouse	Conditional	2.2.2
Duplex, in combination with another principal building	Conditional	
Duplex with Secondary Suite, in combination with another principal building	Conditional	2.2.3
Infill Single Detached House, in combination with the retention of a building existing on the site prior to January 1, 1940	Conditional	
Laneway House	Conditional	2.2.4
Mixed-Use Residential Building	Conditional	2.2.5
Multiple Conversion Dwelling, containing 2 dwelling units	Outright	2.2.6
Multiple Conversion Dwelling, not permitted as an outright approval use and resulting from the conversion of a building existing as of May 27, 2014	Conditional	2.2.7
Principal Dwelling Unit with Lock-Off Unit	Conditional	2.2.8
Seniors Supportive or Assisted Housing	Conditional	
Single Detached House	Outright	2.2.9
Single Detached House with Secondary Suite	Conditional	2.2.9
Single Detached House, in combination with another principal building	Conditional	
Single Detached House with Secondary Suite, in combination with another principal building	Conditional	2.2.10
Triplex	Conditional	
Institutional Uses		
Ambulance Station	Conditional	
Child Day Care Facility	Conditional	
Church	Conditional	
Community Care Facility - Class A	Outright	2.2.11
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	2.2.12

Use	Approval	Use-Specific Regulations
Neighbourhood Grocery Store	Conditional	
Public Bike Share	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 Multiple Dwelling	Outright	2.2.13
Accessory Buildings, customarily ancillary to any use listed in this section 2.1 , other than Multiple Dwelling, and not permitted as an outright approval use	Conditional	
Accessory Buildings, customarily ancillary to Multiple Dwelling	Conditional	2.2.14
Accessory Uses, customarily ancillary to any outright approval use listed in this section 2.1	Outright	2.2.15
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 The Director of Planning may permit more than 1 apartment building on a site if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.
- 2.2.2 Apartment in combination with townhouse may be permitted on sites with a depth of 45.7 m or more, 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.
- 2.2.3 Duplex with secondary suite, in combination with another principal building, must have no more than 1 secondary suite for each dwelling unit.
- 2.2.4 Laneway house is subject to the [RS-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.
- 2.2.5 The only non-dwelling use permitted in a mixed-use residential building is neighbourhood grocery store.

- 2.2.6 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 [3.6.2.6](#), [3.6.2.7](#) 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.
- 2.2.7 Multiple conversion dwelling that is not permitted as an outright approval use, resulting from the conversion of a building existing as of May 27, 2014, 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 5 m² used as exits;
 - (c) no housekeeping or sleeping units are created; and
 - (d) there are no more than 3 dwelling units.
- 2.2.8 Principal dwelling unit with lock-off unit may be permitted only in a multiple dwelling 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.
- 2.2.9 Where a single detached house or single detached house with secondary suite is the only principal building on the site:
- (a) it must comply with the [RS-1 District Schedule](#); and
 - (b) the lot must have been on record in the Land Title Office prior to January 16, 2018.
- 2.2.10 Single detached house with secondary suite, in combination with another principal building, must have no more than 1 secondary suite for each dwelling unit.
- 2.2.11 Community care facility - class A is subject to the regulations, variations and relaxations that apply to single detached house.
- 2.2.12 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.
- 2.2.13 Accessory buildings customarily ancillary to any use listed in section [2.1](#) of this schedule, other than those ancillary to multiple dwelling, 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
- (iii) at least 1.5 m from a flanking street;

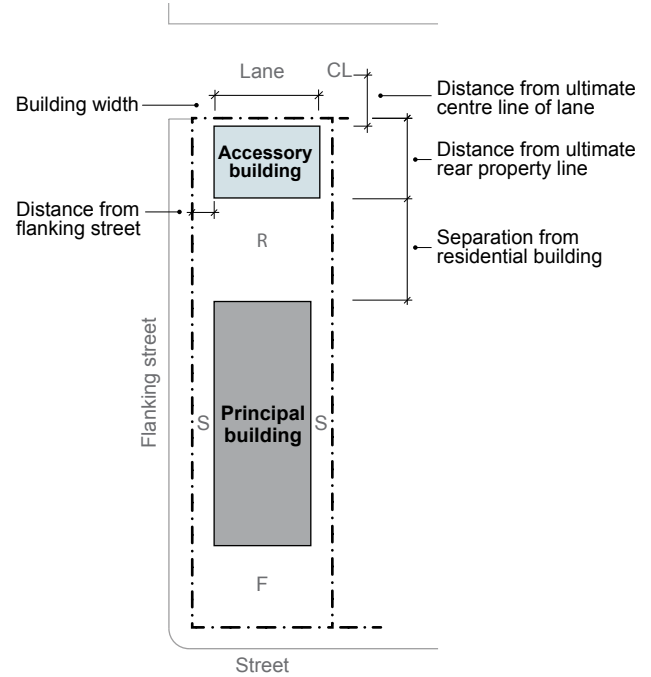
(c) the total floor area of all accessory buildings, measured to the extreme outer limits of the building, does not exceed 48 m²;

(d) the combined 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.

Diagram: Building placement for accessory buildings



CL	Centre line	F	Front yard
R	Rear yard	- - -	Property line
S	Side yard		

2.2.14 Accessory buildings customarily ancillary to multiple dwelling 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 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,
- except 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 m², except that the Director of Planning may increase the total floor area of all accessory buildings to a maximum of 24 m² 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 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.

2.2.15 Accessory parking spaces customarily ancillary to any outright approval use listed in section [2.1](#) above must comply with the provisions of section [2.2.13\(b\)](#) above.

3 DENSITY, FORM AND PLACEMENT REGULATIONS

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

3.1 Apartment and Apartment in Combination with Townhouse

Apartment and apartment in combination with townhouse are subject to the following regulations.

3.1.1 Density and Floor Area

- 3.1.1.1 The maximum floor space ratio is 0.70, except that, 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, the Director of Planning may increase:
- (a) the permitted floor space ratio for apartment or townhouse developed as secured market rental housing or social housing to a maximum of:
 - (i) 1.20 on sites with a site frontage less than 15.2 m and where the development site consists of locked in lots,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m,
 - (iii) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site, or
 - (iv) 2.00 on sites with a minimum site frontage of 27.4 m; or
 - (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) 1.20 on sites with a site frontage less than 15.2 m and where the development site consists of locked in lots,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m,
 - (iii) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site, or
 - (iv) 2.00 on sites with a minimum site frontage of 27.4 m.
- 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 total number of dwelling units, 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;
 - (b) 132 units per hectare of site area where the floor space ratio exceeds 0.90 and does not exceed 1.20; or
 - (c) 140 units per hectare of site area where the floor space ratio exceeds 1.20.

3.1.1.4 Despite section 3.1.1.3(c) above, the Director of Planning may permit an increase to the dwelling unit density provided that the total number of dwelling units on a site, excluding lock-off units, does not exceed:

- (a) 180 units per hectare of site area where the floor space ratio exceeds 1.20 and does not exceed 1.75; or
- (b) 240 units per hectare of site area where the floor space ratio exceeds 1.75.

3.1.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.1.2.1 Minimum site area	445 m ²
3.1.2.2 Minimum site frontage	15.2 m
3.1.2.3 Maximum site frontage	50.0 m
3.1.2.4 Maximum building height for:	
(a) apartment	13.7 m and 4 storeys
(b) townhouse	10.7 m and 3 storeys
3.1.2.5 Minimum front yard depth	3.7 m
3.1.2.6 Minimum side yard width	2.1 m
3.1.2.7 Minimum rear yard depth for:	
(a) apartment	3.7 m
(b) apartment in combination with townhouse	1.2 m
3.1.2.8 Maximum site coverage for all buildings	55% of the site area
3.1.2.9 Maximum area of impermeable materials	75% of the site area
3.1.2.10 Minimum separation between buildings located on a site frontage and rear buildings	7.3 m

Discretion to Vary Other Regulations

3.1.2.11 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 site area;

- (b) the minimum site frontage for a locked in lot;
- (c) the maximum site frontage;
- (d) the maximum building height for a rear building to a height not exceeding 12.2 m and 4 storeys;
- (e) the minimum front yard depth;
- (f) the minimum side yard width;
- (g) the minimum rear yard depth to a minimum of 1.2 m for apartment;
- (h) the maximum site coverage;
- (i) the maximum area of impermeable materials for developments providing underground parking; and
- (j) the minimum separation between a building located on a site frontage and a rear building.

Diagram: Building placement for apartment in combination with townhouse

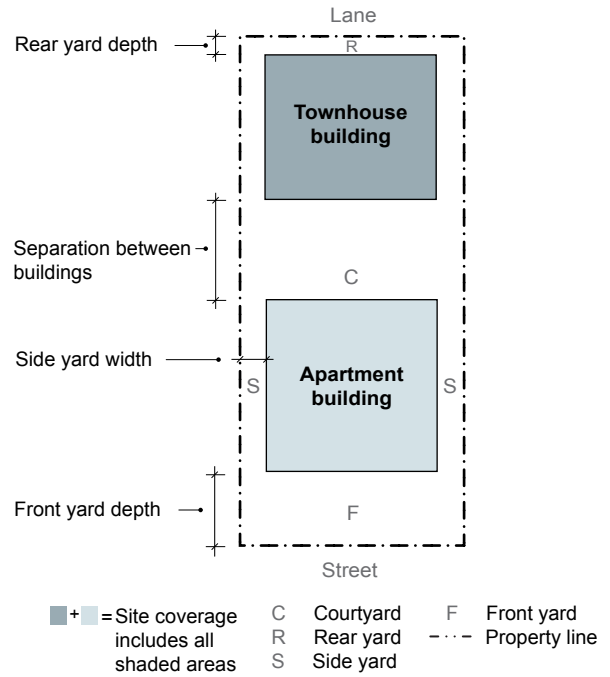
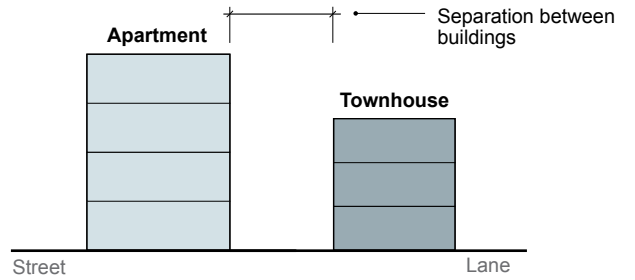


Diagram: Apartment in combination with townhouse



3.2 Triplex

Triplex is subject to the following regulations.

3.2.1 Density and Floor Area

3.2.1.1 The maximum floor space ratio is 0.70, except that on sites with a site frontage less than 12.8 m, the Director of Planning may increase:

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

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 section 3.2.1.1(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.

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

3.2.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.2.2.1 Minimum site area	303 m ²
3.2.2.2 Maximum building height	10.7 m
3.2.2.3 Minimum front yard depth	3.7 m
3.2.2.4 Minimum side yard width	1.2 m
3.2.2.5 Minimum rear yard depth	7.6 m
3.2.2.6 Maximum site coverage for all buildings	55% of the site area
3.2.2.7 Maximum area of impermeable materials	75% of the site area

Site Area

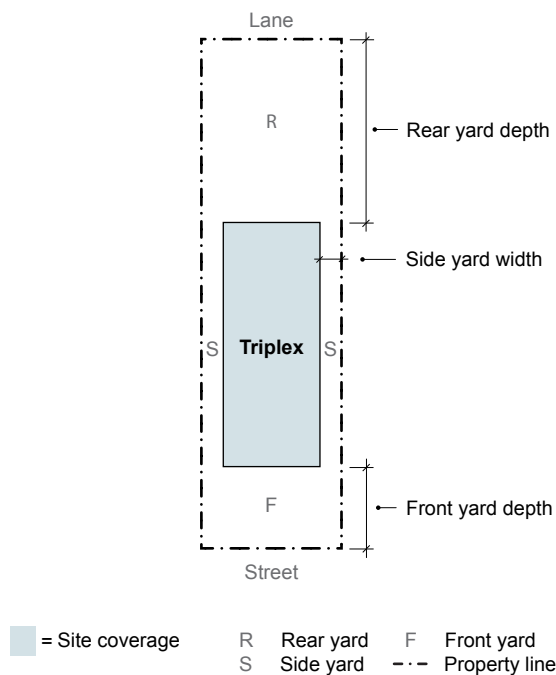
3.2.2.8 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to May 27, 2014, and if the Director of Planning considers the quality and liveability of the resulting units, the impact on neighbouring properties, and the intent of this schedule and all applicable Council policies and guidelines.

Discretion to Vary Other Regulations

3.2.2.9 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 minimum rear yard depth to a minimum of 1.2 m; and
- (c) the maximum site coverage.

Diagram: Building placement for triplex



3.3 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 another principal building, are subject to the following regulations.

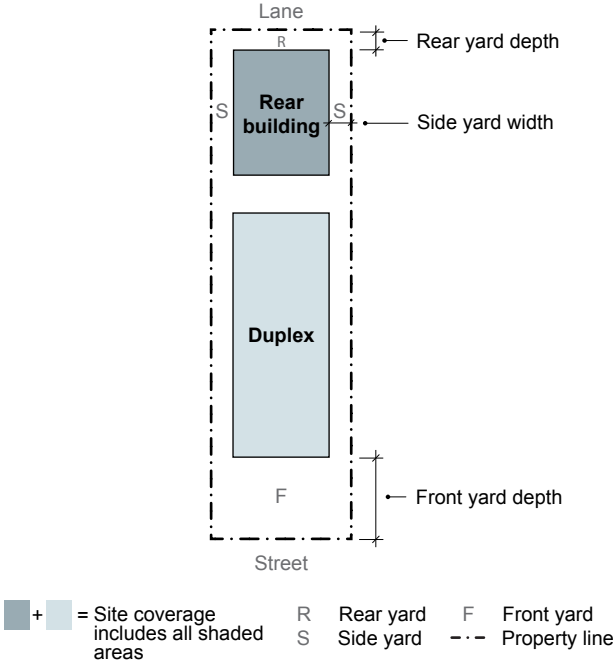
3.3.1 Density and Floor Area

3.3.1.1 The maximum floor space ratio is 0.70.

3.3.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.3.2.1 Minimum site area	334 m ²
3.3.2.2 Maximum building height	10.7 m
3.3.2.3 Minimum front yard depth	3.7 m
3.3.2.4 Minimum side yard width	2.1 m
3.3.2.5 Minimum rear yard depth	1.2 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	75% of the site area

Diagram: Building placement for 2 principal buildings on a site



3.4 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 another principal building, are subject to the following regulations.

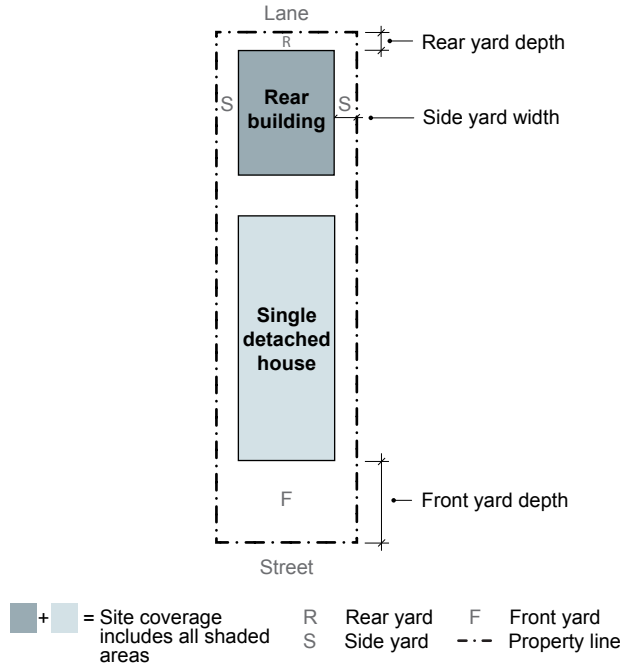
3.4.1 Density and Floor Area

3.4.1.1 The maximum floor space ratio is 0.70.

3.4.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.4.2.1 Minimum site area	334 m ²
3.4.2.2 Maximum building height	10.7 m
3.4.2.3 Minimum front yard depth	3.7 m
3.4.2.4 Minimum side yard width	2.1 m
3.4.2.5 Minimum rear yard depth	1.2 m
3.4.2.6 Maximum site coverage for all buildings	55% of the site area
3.4.2.7 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for 2 principal buildings on a site



3.5 Infill Single Detached House

Infill single detached house is subject to the following regulations.

3.5.1 Density and Floor Area

3.5.1.1 The maximum floor space ratio is 0.70 for the overall site, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90, 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.

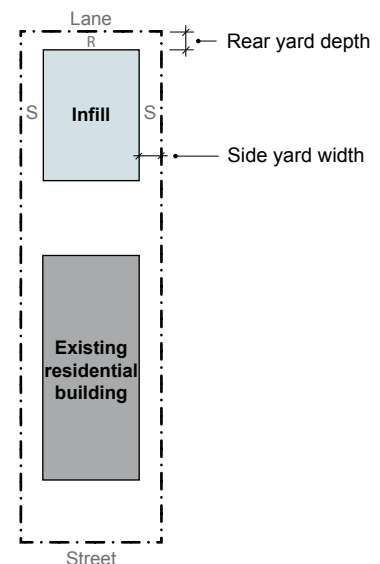
3.5.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.5.2.1 Minimum site area	303 m ²
3.5.2.2 Maximum building height	10.7 m
3.5.2.3 Minimum side yard width	1.2 m
3.5.2.4 Minimum rear yard depth	1.2 m
3.5.2.5 Maximum site coverage for all buildings	55% of the site area
3.5.2.6 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for infill

Site Area

3.5.2.7 The Director of Planning may reduce the minimum site area if the lot was on record in the Land Title Office prior to May 27, 2014 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.



= Site coverage
 R Rear yard - - - Property line
 S Side yard

3.6 Multiple Conversion Dwelling

Multiple conversion dwelling is subject to the following regulations.

3.6.1 Density and Floor Area

3.6.1.1 The maximum floor space ratio is 0.70, except that the Director of Planning may increase the permitted floor space ratio to a maximum of 0.90, 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.

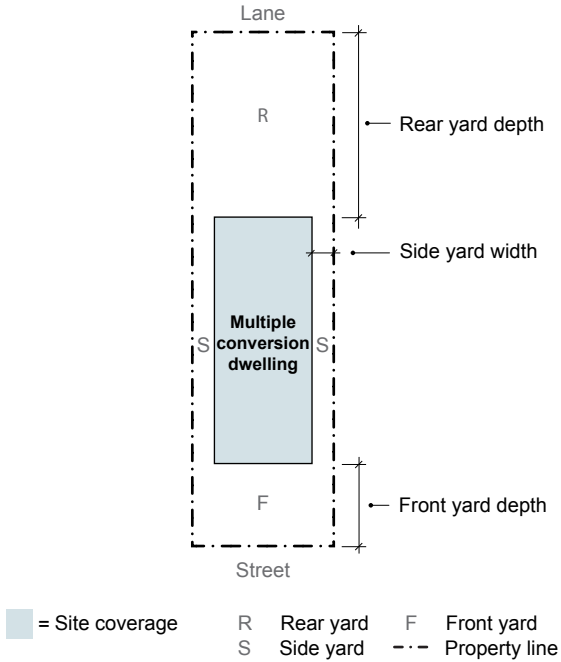
3.6.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.6.2.1 Minimum site area	303 m ²
3.6.2.2 Maximum building height	10.7 m
3.6.2.3 Minimum front yard depth	3.7 m
3.6.2.4 Minimum side yard width for multiple conversion dwelling containing:	
(a) 2 dwelling units	2.1 m
(b) more than 2 dwelling units	1.2 m
3.6.2.5 Minimum rear yard depth	7.6 m
3.6.2.6 Maximum site coverage for all buildings	55% of the site area
3.6.2.7 Maximum area of impermeable materials	75% of the site area

Site Area

3.6.2.8 Despite the minimum site area in section 3.6.2.1 above, there is no minimum site area requirement for multiple conversion dwelling having 2 dwelling units that is the only building on the site.

Diagram: Building placement for multiple conversion dwelling



3.7 Seniors Supportive or Assisted Housing

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

3.7.1 Density and Floor Area

3.7.1.1 The maximum floor space ratio is 0.70, except that 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, 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 site frontage less than 15.2 m and where the development site consists of locked in lots,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m,
 - (iii) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site, or
 - (iv) 2.00 on sites with a minimum site frontage of 27.4 m; or
- (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) 1.20 on sites with a site frontage less than 15.2 m and where the development site consists of locked in lots,
 - (ii) 1.50 on sites with a minimum site frontage of 15.2 m,
 - (iii) 1.75 on sites with a minimum site frontage of 15.2 m and located on a corner site, or
 - (iv) 2.00 on sites with a minimum site frontage of 27.4 m.

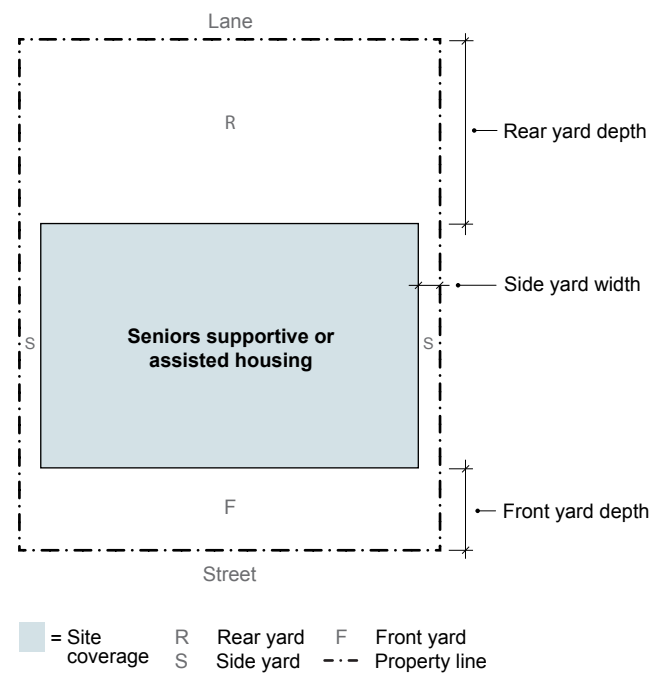
3.7.1.2 Despite section **3.7.1.1(b)** above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.7.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.7.2.1 Minimum site area	445 m ²
3.7.2.2 Maximum building height	10.7 m
3.7.2.3 Minimum front yard depth	3.7 m

Regulations	RM-9A and RM-9AN
3.7.2.4 Minimum side yard width	2.1 m
3.7.2.5 Minimum rear yard depth	7.6 m
3.7.2.6 Maximum site coverage for all buildings	55% of the site area
3.7.2.7 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for seniors supportive or assisted housing



3.8 Other Uses

Uses not regulated by sections 3.1 to 3.7 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 [RS-1 District Schedule](#); and
- (b) laneway house, which is only permitted in combination with those uses described in section [3.8\(a\)](#) above.

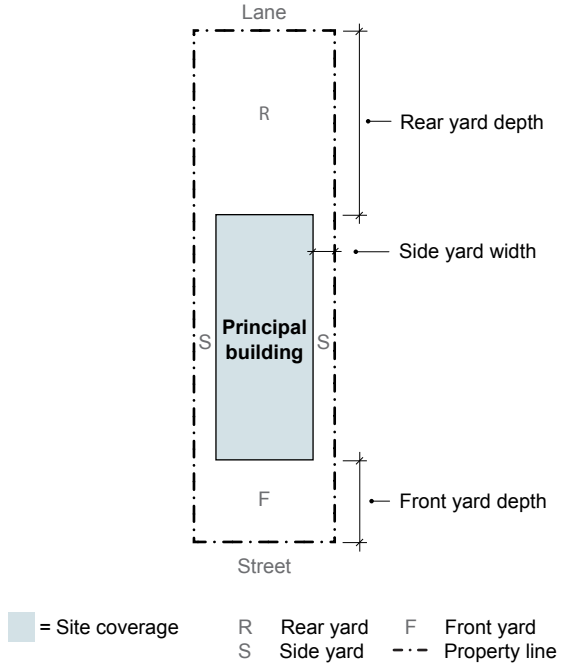
3.8.1 Density and Floor Area

3.8.1.1 The maximum floor space ratio is 0.70.

3.8.2 Building Form and Placement

Regulations	RM-9A and RM-9AN
3.8.2.1 Maximum building height	10.7 m
3.8.2.2 Minimum front yard depth	3.7 m
3.8.2.3 Minimum side yard width	2.1 m
3.8.2.4 Minimum rear yard depth	7.6 m
3.8.2.5 Maximum site coverage for all buildings	55% of the site area
3.8.2.6 Maximum area of impermeable materials	75% of the site area

Diagram: Building placement for other uses



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 means 1 or more of the following:

- (a) child day care facility;
- (b) community centre or neighbourhood house;
- (c) library;
- (d) museum or archives;
- (e) park or playground;
- (f) plaza;
- (g) public authority use;
- (h) rink;
- (i) social service centre; and
- (j) swimming pool.

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 and Amenity Share Cost Schedule](#) of this by-law for the RM-9A and RM-9AN zoning districts.

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;
- (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) the floor area of bay windows, regardless of seat height, location in building or relationship to yard setbacks, which exceeds the product of the total permitted floor area above the basement multiplied by 0.01.

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 multiple dwelling 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 multiple dwelling, where floors are used for:
 - (i) off-street parking and loading, those floors or portions thereof that are located underground, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage located underground or, if located at or above base surface, contained in an accessory building that complies with section 2.2.14 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 multiple dwelling, 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 2.2.13 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, and
 - (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 the intent of this schedule and 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 underground;
- (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 multiple dwelling, 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) 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 multiple dwelling, 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 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 multiple dwelling, portions of basement floor area directly below entries, porches and verandahs may project up to 1.8 m into the required front yard.

4.5 Site Coverage and Impermeability: Measurement

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

4.6 Horizontal Angle of Daylight

- 4.6.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.6.2 For the purposes of section 4.6.1 above, habitable room means any room except a bathroom or kitchen.

- 4.6.3 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.
- 4.6.4 The plane or planes referred to in section 4.6.3 above must be measured horizontally from the centre of the bottom of each window.
- 4.6.5 An obstruction referred to in section 4.6.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 4.6.6 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 4.2 m.