

300 – MULTIPLE DWELLING ZONES

301 - RM1 Multiple Dwelling Zone 1

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

301.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) duplex dwellings
- (f) home based business
- (g) lodgers
- (h) single family dwellings

301.02	Conditions of Use
---------------	--------------------------

- (1) The keeping of not more than 2 lodgers within any single family dwelling or duplex dwelling.
- (2) Accessory buildings and uses are permitted for single family dwellings and duplex dwellings only.

301.03	Site Area
---------------	------------------

- (1) Apartment building – 1,115 square metres minimum
- (2) Duplex dwelling – 557.5 square metres minimum
- (3) Single family dwelling – 372 square metres minimum

301.04	Site Width
---------------	-------------------

- (1) Apartment building – 30.2 metres minimum
- (2) All other permitted uses – 10.1 metres minimum

301.05 Floor Area Ratio

#5338

- (1) Apartment building – 2.0 maximum, except:
 - (a) For sites located west of 23rd Street, the floor area ratio must not exceed 1.75 maximum.

301.06 Site Coverage

- (1) 30% maximum of the portion of a site not occupied by principal or accessory buildings may be devoted to driveways, access or exit aisles for apartment building use
- (2) All uses, other than apartment buildings, shall not occupy more than 40% of the total area of the site with buildings or accessory buildings

301.07 Front Yard

- (1) 7.6 metres minimum
- (2) The front site line shall be deemed to be either the north or south site line.
- (3) A corner site shall front on whichever street lies in a predominantly east to west direction.

301.08 Rear Yard

- (1) The rear yard is measured from the north or south site line
- (2) 1.52 metres minimum from any street

301.09 Side Yard

- (1) The side yard is measured from the east or west site lines
- (2) Apartment building:
 - (a) 9.1 metres minimum.
 - (b) The total width of both side yards combined shall be equal to at least twice the width of building, provided that the width of the building need not be less than 15.2 metres (including any projecting balconies) and in this case the building shall be so located as to provide equal side yards on both sides
- (3) All other permitted uses – 1.5 metres minimum
- (4) Where entrance is provided from a side street, a side yard of not less than 3.8 metres shall be provided for the entrance side yard only
- (5) A building, other than an apartment building on a corner flanking site, shall maintain the front yard requirements of both streets

301.10 Building Width

Apartment building – 21.9 metres maximum, excluding up to 1.5 metres projection of projecting balconies

301.11 Building Height

- (1) Apartment building – 54.9 metres maximum, despite Section 120.19, measured from the elevation of the apartment tower's lowest floor or any portion thereof including basement and/or sub-basement, up to the elevation of the upper-most roof other than the elevator penthouse roof
- (2) No part of an apartment building, greater in height than 3 storeys or 9.1 metres, shall project above the building height grade line
- (3) All other permitted uses – 7.62 metres maximum

301.12 Number of Storeys

- (1) Apartment building - 20 storeys maximum
- (2) All other permitted uses – 2 storeys maximum

301.13 Off-Street Parking

#5055

- (1) Apartment buildings - a minimum of the lesser of:
 - (a) 1 parking space for each dwelling, or
 - (b) 1 parking space for every 84 square metres of gross floor area
- (2) Parking spaces for apartment building use shall be provided enclosed within the building or located underground
- (3) All other permitted uses - 1 parking space per dwelling minimum shall be provided

301.14 Suite Size

No suite in an apartment building shall be less than 37.5 square metres

Apartment buildings - balconies may project up to 1.8 metres into the minimum front yard and up to 1.5 metres into minimum side yards on sites in this zone which are greater than 45.7 metres in width

301.16 Canopy

For apartment buildings, one canopy may be permitted to project from a building into any yard up to 0.9 metres from the site line

301.17 Roof Structures

All roof structures on apartment buildings shall be located within the confines of units positioned around elevator hoistway enclosures and/or staircase enclosures. External stairs or ladders to machine rooms shall not be permitted

301.18 Fences

Fences shall be permitted to be erected on apartment building parking structures, provided the height of the fence, curbing and parking structure combined does not extend more than 1.9 metres above the elevation of the adjoining street, lane or adjacent site or property nearest to or immediately abutting such structure

302 - RM2 Multiple Dwelling Zone 2

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

302.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) duplex dwellings
- (f) home based business
- (g) lodgers
- (h) single family dwellings
- (i) townhouses

302.02	Conditions of Use
---------------	--------------------------

- (1) The keeping of not more than 2 lodgers within any single family dwelling or duplex dwelling.
- (2) Accessory buildings and uses are permitted for single family dwellings and duplex dwellings only.

302.03	Site Area
---------------	------------------

- (1) Apartment building – 1,115 square metres minimum
- (2) Townhouses - 372 square metres minimum
- (3) Duplex dwelling – 557.5 square metres minimum
- (4) Single family dwelling – 372 square metres minimum

302.04	Site Width
---------------	-------------------

- (1) Apartment building – 30.2 metres minimum
- (2) All other permitted uses – 10.1 metres minimum

302.05 Floor Area Ratio

#5338

- (1) Apartment building – 2.0 maximum
- (2) Townhouses - 0.9 maximum

302.06 Site Coverage

- (1) Apartment Building - 30% maximum of the unoccupied portion of a site may be devoted to driveways, access or exit aisles
- (2) Townhouses – 60% maximum.
- (3) All other permitted uses – 40% maximum

302.07 Front Yard

- (1) Townhouses – 6 metres minimum
- (2) All other permitted uses – 7.6 metres minimum
- (3) The front site line shall be deemed to be either the north or south site line.
- (4) A corner site shall front on whichever street lies in a predominantly east to west direction.

302.08 Rear Yard

- (1) The rear yard is measured from the north or south site line
 - (a) Townhouses – 6 metres minimum
 - (b) All other permitted uses – 9.1 metres minimum

302.09 Side Yard

#5230

- (1) The side yard is measured from the east or west site line
- (2) Apartment buildings
 - (a) 4.5 metres minimum, increased by 1.5 metres on both sides for each storey in excess of three (3) storeys; except that:
 - (i) the width of a building shall not exceed 15.2 metres (including any projecting balconies) in respect of sites less than 30.4 metres in width.
 - (ii) no increase shall be required for any storey which is:
 - (1) a top storey the floor area of which does not exceed 50% of the area of the storey immediately below;
 - (2) a storey which has at least 75% of its floor area in use for loading or parking space; or
 - (3) a storey which has no habitable accommodation
 - (b) The combined side yard shall be equal to at least twice the width of building
 - (c) the side yard to the flanking street in the case of a corner site wider than 30.5 metres may be reduced to 9.1 metres excluding up to 1.5 metres projection on any existing balconies, provided that the sum of both side yards equals the sum of the required side yards
 - (d) where the average depth of the site measured in a North and South direction is 76.2 metres or more, then each side yard shall be a minimum of 9.1 metres with the total width of both side yards equal to at least twice the width of the building
- (3) All other permitted uses
 - (a) 1.52 metres minimum
 - (b) Where entrance is provided from a side street, a side yard of not less than 3.8 metres shall be provided for the entrance side yard only
- (4) Buildings comprising townhouse dwellings on corner sites shall provide a side yard of not less than 3 metres from the street line side of the site

- (5) A building, other than an apartment building, on a corner flanking site, shall maintain the front yard requirements of both streets

302.10 Building Width

- (1) Apartment building – maximum building width is the lesser of :
 - (a) 1/2 the width of the site, and
 - (b) 30.4 metre (excluding up to 1.5 metre projection on any projecting balconies).
- (2) Where the depth of the site is 76.2 metre or more in a North to South direction, the width of an apartment building shall be not greater than 25.9 metres (excluding up to 1.5 metres projection of any projecting balconies)
- (3) For all sites other than corner sites, the overall width of a building comprising townhouse dwellings shall not be less than the total number of dwellings multiplied by 4.5 metres

302.11 Building Height

- (1) Apartment building
 - (a) 54.9 metres maximum measured from the elevation of the apartment tower's lowest floor or any portion thereof including basement and/or sub-basement to the elevation of the upper most roof other than the elevator penthouse roof, despite Section 120.19
 - (b) No part of an apartment house, greater in height than three (3) storeys or 9.1 metres, shall project above the building height grade line
- (2) Townhouses - 9.1 metres maximum
- (3) All other permitted uses – 7.62 metres maximum

302.12 Number of Storeys

- (1) Apartment buildings - 20 storeys maximum
- (2) Townhouses – 2 storeys exclusive of basement, provided that the basement shall not be used for habitable purposes
- (3) All other permitted uses – 2 storeys maximum

302.13 Off-Street Parking

#5055

- (1) Apartment buildings - a minimum of the lesser of:

#4712

- (a) 1 parking space for each dwelling, or
- (b) 1 parking space for every 84 square metres of gross floor area ,

enclosed within the building or located underground

- (2) Townhouses – 1.5 parking spaces per dwelling minimum, enclosed within the building or located underground
- (3) Senior citizens' low rental apartment buildings - a minimum of the greater of:

#4712

- (a) 1 parking space for every 3 dwellings, or
- (b) 1 parking space for every 93 square metres of dwelling floor space,

in each case enclosed within the building or located underground

- (4) Parking, in addition to the minimum required under this Zoning Bylaw, may be permitted on the surface to a maximum of one parking space for every 10 suites, provided it is located in the rear yard
- (5) On corner sites, surface parking shall not be located in the area between the projection of the nearest side line of the building and the side street
- (6) All other permitted uses - 1 parking space per dwelling minimum.

302.14 Suite Size

- (1) Apartment building - 37.5 square metres in area minimum
- (2) Townhouse - 93 square metres minimum, exclusive of any basement or other area devoted to individual dwelling services and utilities
- (3) Senior citizens' low rental apartment building:
 - (a) 28 square metres minimum; and
 - (b) the average of all dwellings per floor may not be less than 35.5 square metres in area

302.15 Lounge and/or Recreation Space

Senior citizens' low rental apartment building - lounge and/or recreation floor areas shall be provided and shall be enclosed within the building for group use of all tenants at a standard of not less than 2 square metres per dwelling

302.16 Balconies

- (1) Apartment buildings - balconies may project up to 1.8 metres into the minimum front yard and up to 1.5 metres into minimum side yards on sites which are greater than 30.4 metres in width
- (2) Townhouses - balconies may project up to 1.2 metres into the minimum front yard only

302.17 Canopy

Apartment buildings - one canopy may be permitted to project from a building into any yard up to 0.9 metre from the site line

302.18 Roof Structures

All roof structures on apartment buildings shall be located within the confines of units positioned around elevator hoistway enclosures and/or staircase enclosures. External stairs or ladders to machine rooms shall not be permitted

302.19 Fences

Fences shall be permitted to be erected on apartment building parking structures, provided the height of the fence, curbing and parking structure combined does not extend more than 1.9 metres above the elevation of the adjoining street, lane or adjacent site or property nearest to or immediately abutting such structure

302.20 Townhouse Services and Utilities

Services and utilities may be located within individual basement areas or communally located elsewhere underground

303 - RM3 Multiple Dwelling Zone 3

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

303.01	Permitted Uses
---------------	-----------------------

- (a) accessory uses
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) home based business
- (f) offices for community service organizations

303.02	Conditions of Use
---------------	--------------------------

- (1) accessory uses are permitted for apartment buildings only
- (2) apartment buildings for senior citizens only

303.03	Site Area
---------------	------------------

Apartment building – 2,787 square metres minimum

303.04	Site Width
---------------	-------------------

Apartment building – 30.2 metres minimum

303.05	Floor Area Ratio
---------------	-------------------------

Apartment building – 1.05 maximum

303.06	Site Coverage
---------------	----------------------

30% maximum of the unoccupied portion of a site may be devoted to driveways, access or exit aisles for apartment building use

303.07 Front Yard

6 metres minimum

303.08 Rear Yard

6 metres minimum

303.09 Side Yard

Apartment building - 4.5 metres minimum

303.10 Building Height

Apartment building – 10.7 metres measured from the average curb grade on the adjacent street having the longest frontage, despite Section 120.19

303.11 Number of Storeys

Apartment building – 3 storeys measured from the average curb grade on the adjacent street having the longest frontage, despite Section 120.19

303.12 Off-Street Parking

#5055

- (1) Apartment buildings - a minimum of the lesser of:
 - (a) 1 parking space for each dwelling, or
 - (b) 1 parking space for every 84 square metres of gross floor area,
enclosed within the building or located underground

303.13 Apartment Size

- (1) 107 square metres maximum
- (2) The average of all dwellings shall not exceed 88.5 square metres

303.14 Balconies

Apartment buildings - balconies may project up to 1.8 metres into the minimum front yard and up to 1.5 metres into minimum side yards.

303.15 Canopy

Apartment buildings - one canopy may be permitted to project from a building into any yard up to 0.9 metre from the site line.

303.16 Rooftop Structures

All roof structures on apartment buildings shall be located within the confines of units positioned around elevator hoistway enclosures and/or staircase enclosures. External stairs or ladders to machine rooms shall not be permitted.

303.17 Fences

Fences shall be permitted to be erected on apartment building parking structures, provided the height of the fence, curbing and parking structure combined does not extend more than 1.9 metres above the elevation of the adjoining street, lane or adjacent site or property nearest to or immediately abutting such structure.

304 - RM4 Multiple Dwelling Zone 4

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

304.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) duplex dwellings
- (f) home based business
- (g) secondary suites
- (h) single family dwellings

304.02	Conditions of Use
---------------	--------------------------

- (1) Accessory buildings and uses are limited to single family dwellings, duplex dwellings and apartment buildings
- (2) Apartment buildings may not exceed 4 dwellings per building

304.03	Site Area
---------------	------------------

1,672.5 square metres minimum

304.04	Site Width and Depth
---------------	-----------------------------

- (1) Width - 36.6 metres frontage minimum, except 39.6 metres frontage minimum for a flanking site
- (2) Depth - shall not exceed four times site width

304.05	Floor Area Ratio
---------------	-------------------------

0.3 maximum

304.06 Front Yard

- (1) 9.1 metres minimum, except:
 - (a) where sites fronting on one side of any street between two intersecting streets are occupied by buildings to the extent of 50% or more of the total frontage (not including flanking sites) no building shall be erected or structurally altered so as to project beyond the average depth of the existing front yards abutting such street; and
 - (b) no front yard shall be required to be greater than the aforesaid average depth nor greater than 12.1 metres

304.07 Rear Yard

9.1 metres minimum

304.08 Side Yard

- (1) 4.5 metres minimum on each side of the building, provided that the sum of the side yard width and the existing side yard on an abutting site developed with a principal building shall be at least 12.1 metres
- (2) A building on a flanking site shall maintain the front yard requirements of both streets
- (3) Where a site is not of uniform width, the average width shall be taken as the width for the purpose of determining the side yard requirement

304.09 Building Height

8.5 metres maximum

304.10 Number of Storeys

2 maximum

304.11 Off-Street Parking

1 per dwelling minimum shall be provided

305 - RM5 Multiple Dwelling Zone 5

AMENDING
BYLAW

SECTION	REGULATION
---------	------------

305.01	Permitted Uses
---------------	-----------------------

- (a) accessory buildings and uses
- (b) apartment buildings
- (c) child care
- (d) community care
- (e) duplex dwellings
- (f) home based business
- (g) lodgers
- (h) secondary suites
- (i) senior citizens' low rental apartment buildings
- (j) single family dwellings
- (k) townhouses
- (l) uses customarily incidental to any of the above uses

305.02	Conditions of Use
---------------	--------------------------

- (1) The keeping of not more than 2 lodgers within a single family dwelling.
- (2) Accessory buildings are limited to single family dwelling and duplex dwelling uses.

305.03	Site Area
---------------	------------------

- (1) Apartment building - 650.5 square metres minimum
- (2) Townhouses - 372 square metres minimum
- (3) Duplex dwelling - 558 square metres minimum
- (4) Single family dwelling - 372 square metres minimum

305.04	Site Width
---------------	-------------------

- (1) Apartment building - 15.2 metres minimum
- (2) Any other permitted - 10.1 metres minimum

305.05 Floor Area Ratio

- (1) Apartment building - 1.0 maximum
- (2) Townhouse - 0.9 maximum

305.06 Site Coverage

- (1) Townhouses and apartment buildings – 60% maximum
- (2) All other uses - 40 % maximum
- (3) 30% maximum of the unoccupied portion of an apartment building site may be devoted to driveways, access or exit aisles

305.07 Front Yard

- (1) Townhouses and apartment buildings – 6 metres minimum
- (2) All other uses - 7.62 metres minimum

305.08 Rear Yard

- (1) Townhouses and apartment buildings – 6 metres minimum
- (2) All other uses - 9.1 metres minimum

305.09 Side Yard

- (1) Apartment building - 4.5 metres minimum
- (2) All other uses - 1.5 metres minimum, except where entrance is provided from a side street, a side yard not less than 3.8 metres shall be provided for the entrance side yard only
- (3) A building on a corner flanking site shall maintain the front yard requirements of both streets.
- (4) Buildings comprising townhouse dwellings on corner sites shall provide a side yard of not less than 3 metres on the flanking street side of the site

305.10 Building Height

- (1) Apartment building 7.6 metres maximum, measured despite Section 120.20 to the highest point on the structure
- (2) Townhouses - 9.1 metres maximum
- (3) All other uses - 7.6 metres maximum

305.11 Number of Storeys

- (1) Apartment building – 3 storeys maximum
- (2) Townhouses – 2 storeys maximum, exclusive of basement, which shall not be used for habitable purposes
- (3) All other uses – two (2) storeys maximum

#5055

305.12 Off-Street Parking

- (1) Apartment buildings – a minimum of the lesser of:
 - (a) 1 parking space for each dwelling, or
 - (b) 1 parking space for every 84 square metres of gross floor area
- (2) Senior citizens' low rental apartment buildings - a minimum of the greater of:
 - (a) 1 parking space shall be provided for every multiple of 3 dwellings, or
 - (b) 1 parking space for every 93 square metres of dwelling floor space
- (3) Parking spaces for apartment buildings and for senior citizens' low rental apartment buildings shall be provided and enclosed within the building or located underground
- (4) Townhouse -a minimum of 1-1/2 spaces for each dwelling, enclosed within the building or underground
- (5) Parking, in addition to the minimum required under this Zoning Bylaw, may be permitted on the surface to a maximum of one parking space for every 10 suites, provided it is located in the rear yard
- (6) On corner sites, surface parking shall not be located in the area between the projection of the nearest side line of the building and the side street
- (7) All other uses – a minimum of one parking space per dwelling

305.13 Building Width

For all sites other than corner sites, the overall width of a building comprising townhouse dwellings shall not be less than the total number of dwellings multiplied by 4.5 metres

305.14 Suite Size

- #4712 (1) Apartment building dwelling - 37.2 square metres minimum
- (2) Townhouse dwelling - 93 square metres minimum, exclusive of any basement or other area devoted to individual dwelling services and utilities
- #4712 (3) Senior citizens' low rental apartment building - 28 square metres, provided:
 - #4712 (a) the average of all dwellings per floor be not less than 35.3 square metres; and
 - #4712 (b) lounge and/or recreation floor areas shall be provided and shall be enclosed within the building for group use of all tenants at a standard of not less than 2 square metres per dwelling

305.15 Balconies

Townhouses and apartment buildings - balconies may project up to 1.2 metres into the minimum front yard only

305.16 Canopy

Apartment buildings - one canopy may be permitted to project from a building into any yard up to 0.9 metre from the site line

305.17 Fences

All roof structures on apartment buildings shall be located within the confines of units positioned around elevator hoist way enclosures and/or staircase enclosures. External stairs or ladders to machine rooms shall not be permitted

305.18 Townhouse Services and Utilities

Services and utilities may be located within individual basement areas or communally located elsewhere underground