

Sample Reformatted RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule

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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. Siting 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, noise mitigation is required for dwelling units close to arterial streets.

Without limitation, applicable Council policies and guidelines for consideration include the [RM-8 and RM-8N Guidelines](#) and [RM-8A and RM-8AN Guidelines](#).

1.2 Overview

The table below provides an overview of permitted uses in the RM-8, RM-8A, RM-8N and RM-8AN districts, categorized by minimum site area required. 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	Townhouse	3.1
	Mixed-Use Residential Building	3.1
	Freehold Rowhouse	3.2
	Seniors Supportive or Assisted Housing	3.9
303 m ²	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 use	3.8

Minimum Site Area	Use	Density, Form and Placement Regulations
--	Multiple Conversion Dwelling, as an outright use	3.8
	Other uses permitted in section 2.1 of this schedule	3.10
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	Subject to the RS-1 District Schedule

2 Use Regulations

2.1 Outright and Conditional Approval Uses

Subject to all other provisions of this by-law, including additional regulations for specific uses in [Section 11](#), and compliance with the regulations of this schedule, including any applicable use-specific regulations in section 2.2:

- (a) uses listed in the first column of the table below that are identified as outright in the second column are permitted and will be issued a permit; and
- (b) uses listed in the first column of the table below that are identified as conditional in the second column may be approved by the Director of Planning, with or without conditions, if the Director of Planning first considers the:
 - (i) intent of this schedule and all applicable Council policies and guidelines, and
 - (ii) submission of any advisory group, property owner or tenant.

Applicable use-specific regulations in section 2.2 of this schedule are cross-referenced in the third column. General land use categories are indicated in square brackets and correspond to the colour markers in [Section 2](#) of this bylaw. Uses not belonging to a general land use category are listed under [uncategorized].

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	

Use	Approval	Use-Specific Regulations
[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	2.2.6 , 2.2.7 , 2.2.8
Multiple Conversion Dwelling, having 2 dwelling units	Outright	2.2.9
Multiple Conversion Dwelling, not permitted as an outright 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	2.2.9
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	
[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	

Use	Approval	Use-Specific Regulations
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
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 those ancillary to 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 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 use listed in this section 2.1	Outright	2.2.18
Accessory Uses, customarily ancillary to any conditional 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:

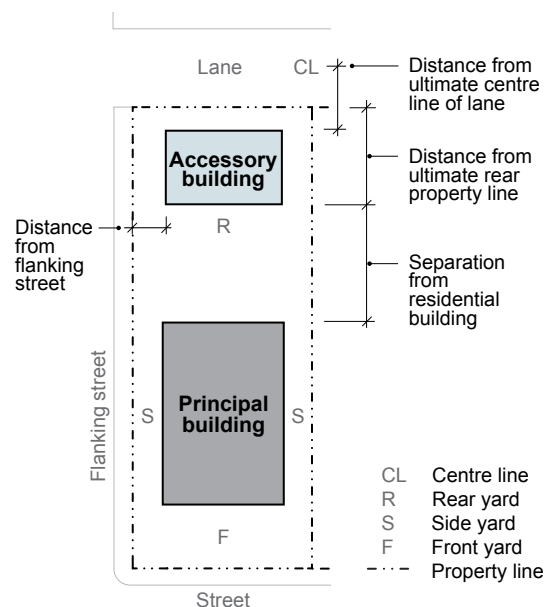
- (i) the rear or side property line of the site abuts a park or school site, with or without the intervention of a lane,

- (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 of the site 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, excluding secondary suites; and
 - (d) the Director of Planning first 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 site has a minimum area of 445 m² and the Director of Planning first 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 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; or
 - (c) retail store.
- 2.2.8 In the RM-8 and RM-8N districts, mixed-use residential building is only permitted on sites as identified in [Map 1: Sites where mixed-use residential building is permitted in the RM-8 and RM-8N districts](#).
- 2.2.9 Multiple conversion dwelling having 2 dwelling units is permitted as an outright use if:
- (a) no additions are permitted;
 - (b) no housekeeping or sleeping units are created;
 - (c) the development complies with sections [3.8.2.6](#), [3.8.2.7](#) and [4.4](#) 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 use, resulting from the conversion of a building existing as of September 18, 2018, and having no more than 3 dwelling units, may be permitted if:
 - (a) the Director of Planning first considers the quality and liveability of the resulting units, the suitability of the building for conversion in terms of age and size and the effect of the conversion on adjacent properties;
 - (b) no additions are permitted for buildings constructed on or after January 1, 1940, except additions up to 5 m² used as exits; and
 - (c) no housekeeping or sleeping units are created.
- 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 1 lock-off unit for every 3 principal dwelling units, except that the Director of Planning may permit a higher ratio after first considering the intent of this schedule and all applicable Council policies and guidelines.
- 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 [RS-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 provided the Director of Planning first 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 first 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 of the uses listed in section 2.1 of this schedule, other than those ancillary to townhouse, mixed-use residential building, triplex and freehold rowhouse use, are permitted as an outright use if:

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

Diagram: Building placement for accessory buildings



- (d) the maximum building width for all accessory buildings is not more than 80% of the width of the site at the rear property line;
- (e) the minimum separation from any residential building is 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 and freehold rowhouse may be permitted as a conditional use if:

- (a) no accessory building exceeds 3.7 m in building height, measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height of the level between the eaves and the ridge of a gable, hip or gambrel roof, provided that no portion of an accessory building may exceed 4.6 m in building height;
- (b) all accessory buildings are located:
 - (i) within 7.9 m of the ultimate rear property line,
 - (ii) no less than 3.6 m from the ultimate centre line of any rear or flanking lane, and
 - (iii) 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 first considers the intent of this schedule and all applicable Council policies and guidelines;
- (d) the maximum building width for all accessory buildings is 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 first considers the intent of this schedule and all applicable Council policies and guidelines;
- (e) the minimum separation from any residential building is 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 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 the:

- (a) floor space ratio to a maximum of 1.2 for townhouse or mixed-use residential building where 100% of residential floor area is developed as secured market rental housing or social housing, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants; or
- (b) 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 1.2, if the Director of Planning first 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 effect 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 m² and 112 m².

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 m² and 112 m² in the RM-8A and RM-8AN districts, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

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

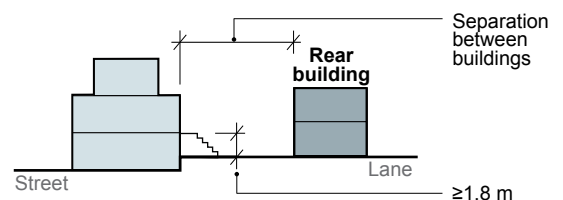
- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.9; or
- (b) 145 units per hectare of site area where the floor space ratio exceeds 0.9,

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

3.1.2 Building Form and Placement

Regulations		RM-8 and 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	
3.1.2.3	Maximum building height for a:		
	(a) building other than a rear building	11.5 m and 3 storeys	
	(b) rear building	7.7 m and 2 storeys	

Diagram: Townhouse – courtyard configuration



Regulations		RM-8 and RM-8N	RM-8A and RM-8AN
3.1.2.4	Minimum front yard depth	4.9 m	
3.1.2.5	Minimum side yard width	1.2 m	
3.1.2.6	Minimum rear yard depth	1.0 m	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 site depth	
3.1.2.10	Maximum building width for sites having a width of at least 24.0 m	22.0 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	

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 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.

3.1.2.14 Maximum building depth in section 3.1.2.9 above does not apply to buildings in a courtyard configuration.

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

3.1.2.16 Despite section 3.1.2.11(c) above, where an entrance located at or above 1.8 m of grade is connected to grade by stairs that project into a courtyard, the separation between buildings must be at least 9.1 m.

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

Diagram: Building placement for townhouse – courtyard configuration

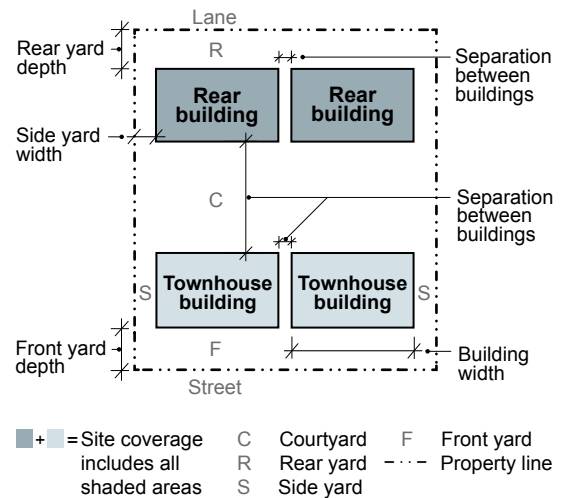
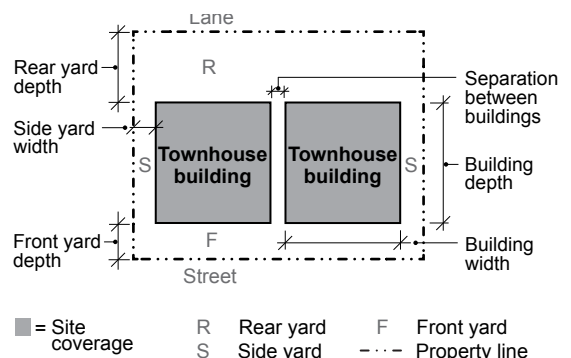


Diagram: Building placement for townhouse – non-courtyard configuration



- (a) maximum building height for a rear building in the RM-8 and RM-8N districts, to a height not exceeding 9.5 m;
- (b) maximum building height for a rear building in the RM-8A and RM-8AN districts, to a height not exceeding 10.1 m and 3 storeys, if a minimum rear yard depth of 3.0 m is provided and the third storey is a partial storey not exceeding 60% of the storey immediately below;
- (c) minimum site area where there is only 1 building on a site;
- (d) minimum front yard depth;
- (e) maximum area of impermeable materials; and
- (f) 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 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 1.2, if the Director of Planning first 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 effect 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 m² and 112 m².

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 m² and 112 m² in the RM-8A and RM-8AN districts, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

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

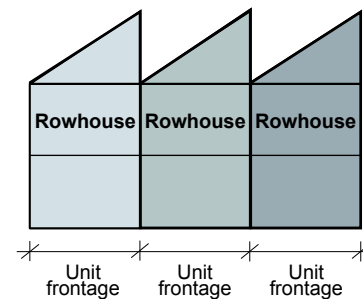
- (a) 100 units per hectare of site area where the floor space ratio does not exceed 0.9; or
- (b) 145 units per hectare of site area where the floor space ratio exceeds 0.9,

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

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	

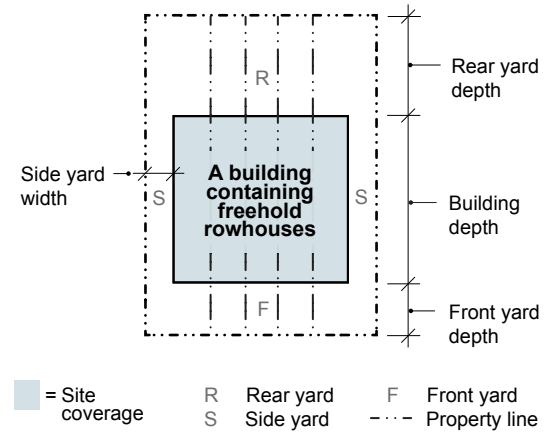
Diagram: Freehold rowhouses



[Note: Section 11.12.2 of this by-law requires a minimum frontage of 5.0 m.]

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 site depth	
3.2.2.10	Minimum separation between principal buildings	3.1 m	

Diagram: Building placement for freehold rowhouses



- 3.2.2.11 The Director of Planning may vary the minimum site area if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.
- 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.
- 3.2.2.13 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.
- 3.2.2.14 Minimum separation between buildings must be measured from the closest portion of the exterior side wall of any other building on the site.

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 that is less than 445 m² in size or that has a frontage less than 12.8 m, the Director of Planning may increase the:

- (a) floor space ratio to a maximum of 0.9 for triplex developed as secured market rental housing or social housing if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants; or
- (b) 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 0.9, if the Director of Planning first 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 effect of the development on neighbouring sites.

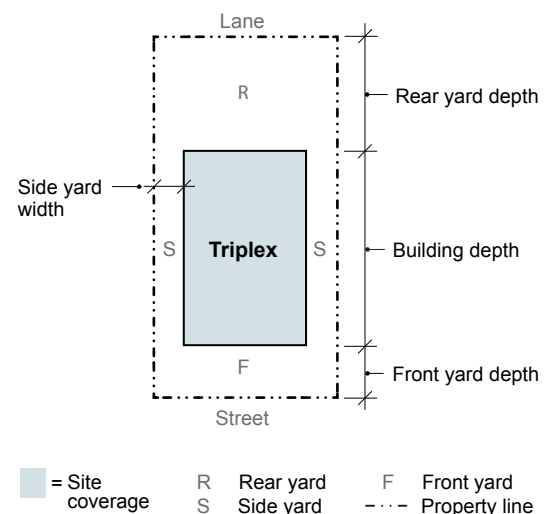
3.3.1.2 Despite section 3.3.1.1(b) above, the maximum floor space ratio achievable as a result of the provision of amenity shares or affordable housing shares must otherwise comply in all respects with this schedule and this by-law.

3.3.1.3 The total number of dwelling units, excluding lock-off units, must not exceed 100 units per hectare of site area and where the calculation of dwelling units per hectare results in a fractional number, the number must be rounded down

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	

Diagram: Building placement for triplex



Regulations	RM-8 and RM-8N	RM-8A and RM-8AN
3.3.2.8 Maximum building depth	40% of site depth	

- 3.3.2.9 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.
- 3.3.2.10 The Director of Planning may reduce the minimum site area requirements if the lot was on record in the Land Title Office prior to September 18, 2018 and if the Director of Planning first considers the quality and liveability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.
- 3.3.2.11 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.
- 3.3.2.12 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the:
- (a) minimum front yard;
 - (b) maximum area of impermeable materials; and
 - (c) maximum building depth.

3.4 Duplex and Duplex with Secondary Suite

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

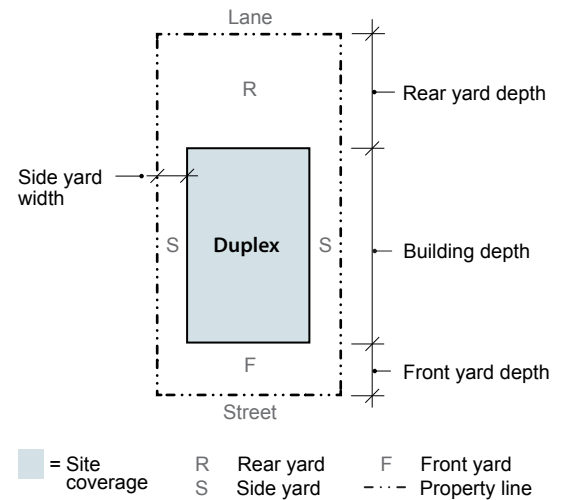
3.4.1 Density and Floor Area

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 site depth

Diagram: Building placement for duplex with secondary suite



- 3.4.2.9 Despite the maximum building height in section 3.4.2.3 above, the third storey of a building must be a partial storey not exceeding 50% of the storey immediately below.
- 3.4.2.10 The Director of Planning may reduce the minimum site area requirements if the lot was on record in the Land Title Office prior to September 18, 2018 and if the Director of Planning first considers the quality and liveability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.
- 3.4.2.11 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.
- 3.4.2.12 The Director of Planning may increase the maximum distance between the required minimum front yard and the rear yard of a duplex or a duplex with secondary suite to accommodate building features designed

to reduce energy consumption in a Certified Passive House, if the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines.

3.5 Duplex and Duplex with Secondary Suite, in combination with another Principal Building

Duplex and duplex with secondary suite, in combination with:

- (a) a single detached house;
- (b) a single detached house with secondary suite; or
- (c) a duplex,

in the rear of the yard are subject to the following regulations.

3.5.1 Density and Floor Area

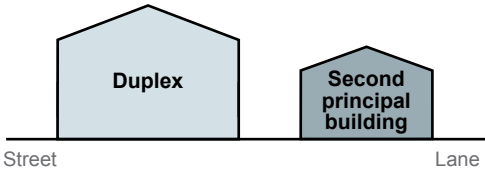
3.5.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may permit an increase in permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.85 where no more than 0.25 floor space ratio may be allocated to a second principal building at the rear of the site, if the Director of Planning first considers the intent of this schedule and 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 effect 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) 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 site area
3.5.2.7 Maximum area of impermeable materials	70% of site area

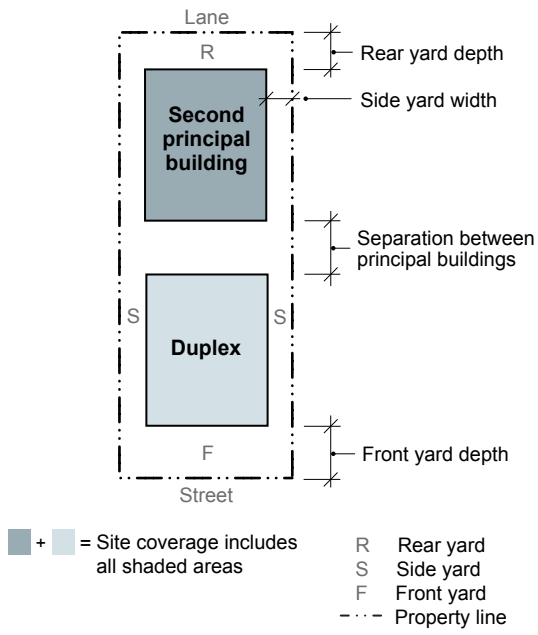
Diagram: Duplex or duplex with secondary suite with a 2nd principal building



Regulations	RM-8, RM-8N, RM-8A and RM-8AN
3.5.2.8 Minimum separation between principal buildings, measured across the width of the site	4.9 m

- 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 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the:
 - (a) maximum building height for the rear building; and
 - (b) minimum separation between principal buildings.

Diagram: Building placement for 2 principal buildings on site



3.6 Single Detached House and Single Detached House with Secondary Suite, in combination with another Principal Building

Single detached house and 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,

in the rear of the yard are subject to the following regulations.

3.6.1 Density and Floor Area

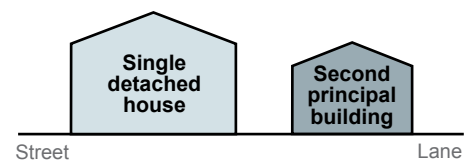
3.6.1.1 The maximum floor space ratio is 0.75, except that the Director of Planning may permit an increase in permitted floor area by 1 m² per amenity share or per affordable housing share provided to the City at no cost to the City, to a maximum floor space ratio of 0.85, where no more than 0.25 floor space ratio may be allocated to a second principal building at the rear of the site, if the Director of Planning first considers the intent of this schedule and all applicable policies and guidelines adopted by Council, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect 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) 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 site area
3.6.2.7 Maximum area of impermeable materials	70% of site area

Diagram: Single detached house or single detached house with secondary suite with a 2nd principal building



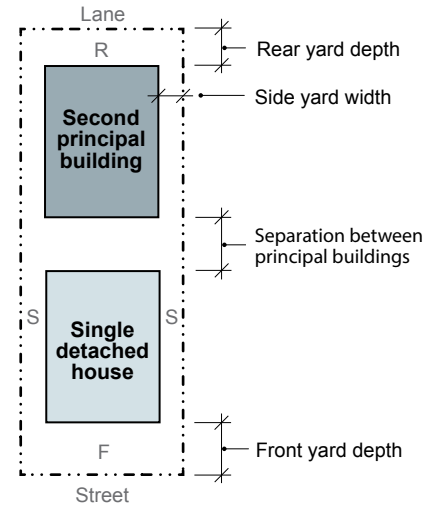
Regulations		RM-8, RM-8N, RM-8A and RM-8AN
3.6.2.8	Maximum building depth	40% of site depth
3.6.2.9	Minimum separation between principal buildings, measured across the width of the site	4.9 m

3.6.2.10 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.

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

- (a) maximum building height for rear building; and
- (b) minimum separation between principal buildings.

Diagram: Building placement for single detached house or single detached house with secondary suite with a 2nd principal building



+ = Site coverage includes all shaded areas

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

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, except that on a site where a residential building:

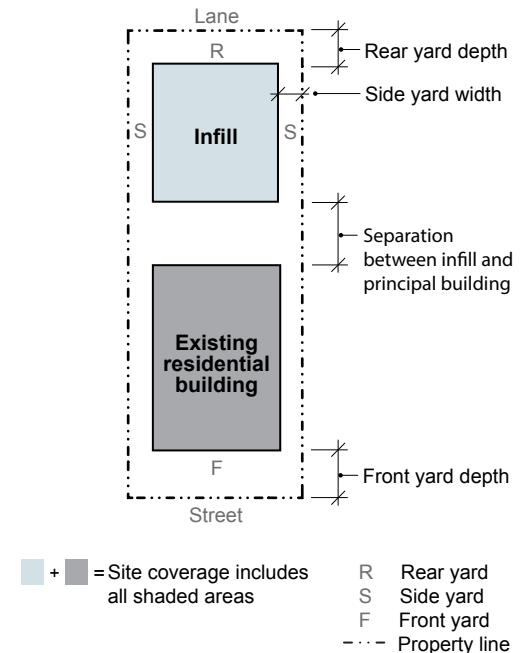
- (a) existing prior to January 1, 1940 is retained, the maximum floor space ratio for the overall site must not exceed 0.9, except that no more than 0.25 floor space ratio may be allocated to an infill single detached house or infill duplex in the rear of the site; and
- (b) not existing prior to January 1, 1940 is retained, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, the overall design of the development and the effect of the development on neighbouring sites, the Director of Planning may increase the permitted floor area of the overall site 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 0.85, 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

Diagram: Building placement for infill



- 3.7.2.8 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.
- 3.7.2.9 The Director of Planning may reduce the minimum site area requirements 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 first considers the quality and liveability of the resulting units, the effect on neighbouring properties and all applicable Council policies and guidelines.
- 3.7.2.10 If the Director of Planning first considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the:
- (a) maximum building height for an infill;
 - (b) maximum building depth of existing residential building to permit an infill single detached house or infill duplex;
 - (c) minimum separation between the existing residential building and infill single detached house or infill duplex;
 - (d) maximum site coverage; and
 - (e) 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 0.9.

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 with 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 site depth	

Diagram: Infill

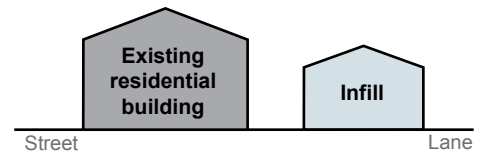
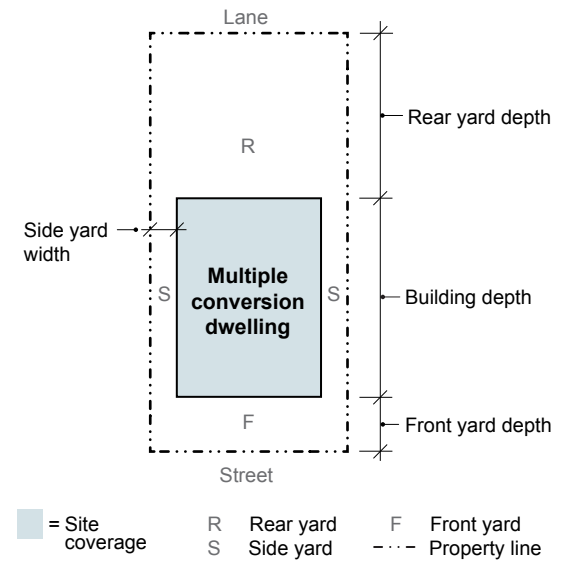


Diagram: Building placement multiple conversion dwelling



3.8.2.9 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.

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 the:

(a) floor space ratio to a maximum of:

(i) 1.2 on sites with a minimum frontage of 12.8 m, or

(ii) 0.9 on sites with a frontage less than 12.8 m,

for seniors supportive or assisted housing developed as secured market rental housing or social housing, if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, and the submissions of any advisory groups, property owners or tenants; or

(b) 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) 1.2 on sites with a minimum frontage of 12.8 m, or

(ii) 0.9 on sites with a frontage less than 12.8m,

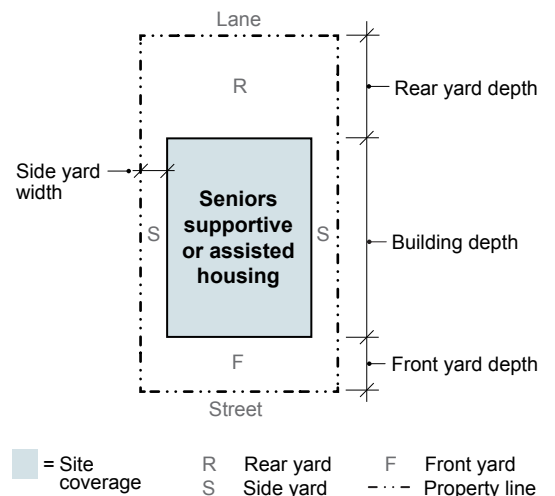
if the Director of Planning first considers the intent of this schedule, all applicable Council policies and guidelines, the submissions of any advisory groups, property owners or tenants, and the overall design of the development and the effect of the development on neighbouring sites.

3.9.1.2 Despite section 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 site area	

Diagram: Building placement for seniors supportive or assisted housing



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

3.9.2.9 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.

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 [RS-1 District Schedule](#); and
- (b) laneway house, which is only permitted in combination with uses in [3.10\(a\)](#) above.

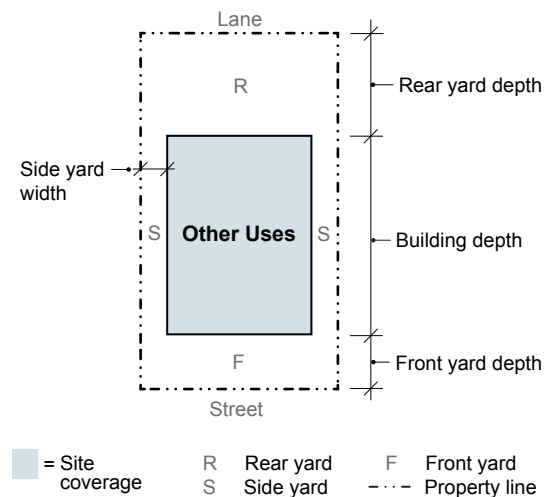
3.10.1 Density and Floor Area

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 site area
3.10.2.5 Maximum area of impermeable materials	70% of site area
3.10.2.6 Maximum building depth for dwelling uses	40% of site depth

Diagram: Building placement for other uses



4 General Regulations

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

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-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, to be measured to the extreme outer limits of the building including accessory buildings;
- (b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located;
- (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; and
- (d) 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 floor area permitted above the basement multiplied by 0.01.

4.2.2 Computation of floor area must exclude:

- (a) balconies, decks, and any other appurtenances which, in the opinion of the Director of Planning, are 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 uses and 8% of the permitted floor area for all other uses;
- (b) patios and roof decks, if the Director of Planning first considers the effect 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 underground, if the maximum exclusion for a parking space must 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 customarily ancillary to townhouse, mixed-use residential building, triplex and freehold rowhouse use, and which complies with section 2.2.17 of this schedule, and
 - (iii) heating and mechanical equipment or uses that in the opinion of the Director of Planning are 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 which, in the opinion of the Director of Planning, are 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 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 maneuvering 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 first 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 which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof not exceeding 7.3 m in length so used, 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 portion facing the street, rear property line, common open space, 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 duplexes and duplexes with secondary suite, the depth of the total area being excluded for covered porches above the first storey does not exceed 1.83 m;
- (i) for townhouse, mixed-use residential building, triplex and freehold rowhouse uses, 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 which, 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 duplexes and duplexes 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 Yards: Projections and Measurement

- 4.3.1 Entries, porches and verandahs complying with section 4.2.2(h) of this schedule, may project up to 1.8 m into the required front yard.
- 4.3.2 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.
- 4.3.3 Despite Section 10.32.1(b) of this by-law, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum front yard, rear yard and side yards to a maximum of 1.0 m measured horizontally, except that they must not be closer than 0.7 m to a side property line.
- 4.3.4 Where the rear property line abuts a lane that is only partially dedicated, or where a lane dedication is required, the rear yard will be measured from the ultimate rear property line.

4.4 Site Coverage and Impermeability: Measurement

- 4.4.1 Site coverage for buildings will be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, balconies and decks.
- 4.4.2 The maximum area of impermeable materials includes site coverage for all buildings.
- 4.4.3 For the purposes of this schedule, the following are considered:
- (a) impermeable: the projected area of the outside of the outermost walls of all buildings including carports, entries, porches and verandahs, asphalt, concrete, brick, stone, and wood; and
 - (b) permeable: gravel, river rock less than 5 cm in size, wood chips, bark mulch, wood decking with spaced boards and other materials which, in the opinion of the Director of Planning, have fully permeable characteristics when placed or installed on grade with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.

4.5 Horizontal Angle of Daylight

- 4.5.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 4.5.2 For the purposes of section 4.5.1 above, habitable room means any room except:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².
- 4.5.3 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.
- 4.5.4 The plane or planes referred to in section 4.5.3 above are to be measured horizontally from the centre of the bottom of each window.
- 4.5.5 An obstruction referred to in section 4.5.3 above means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning district on any adjoining site.
- 4.5.6 The Director of Planning may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning first considers all the applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 2.4 m.

4.6 External Design

- 4.6.1 For the purpose of this section 4.6, 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.

- 4.6.2 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 half 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 4.6.2(g) above, 1 dormer may have its face wall flush or continuous with the second storey exterior wall face below if it:
 - (i) faces an interior side yard, and
 - (ii) provides headroom over a stair and any intermediate and top landings which provide access from the second storey to the partial storey above.
- 4.6.3 The Director of Planning may vary the requirements of this section 4.6 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 building designed for certification under the Passive House standard or International Living Future Institute's Zero Energy standard, or an equivalent to the satisfaction of the Director of Planning.
- 4.6.4 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.

4.7 Acoustics

- 4.7.1 A development permit application for any dwelling use in the RM-8N and RM-8AN districts must include evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below do not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways	45 decibels

4.8 Dedication of Land

4.8.1 Dedication for Lane Purposes

4.8.1.1 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.

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

4.8.2 Dedication for Sidewalk and Boulevard Purposes

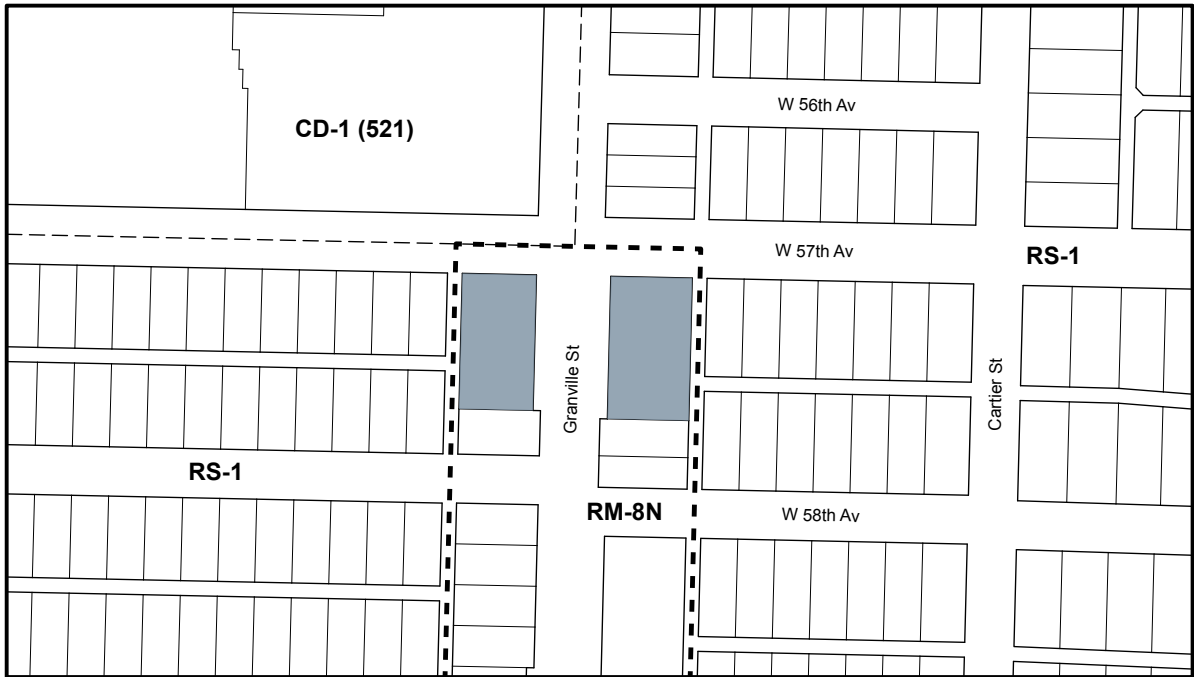
4.8.2.1 For development sites that front Oak Street, a portion of the site must be dedicated to the City for sidewalk and boulevard improvements to achieve a distance from the centre line of the street to the property line of the development site of 14.6 m measured at right angles.


4.8.2.2 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, of:

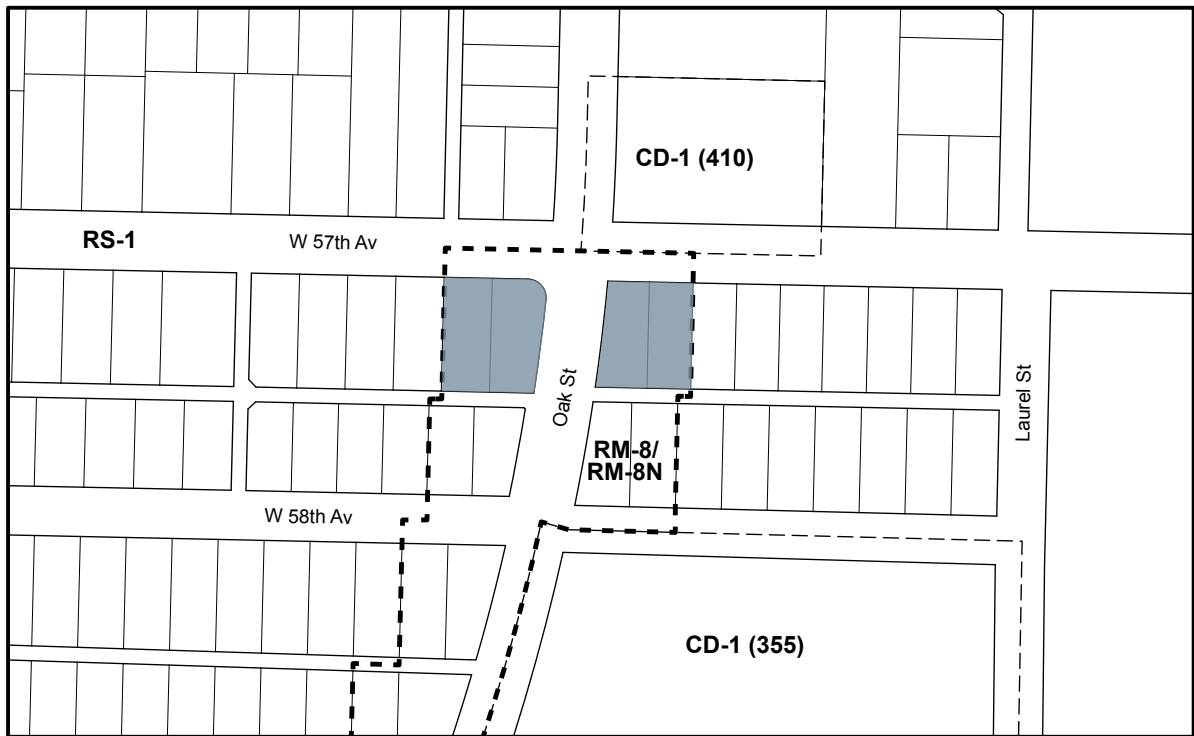
- (a) for sites on the north side of West King Edward Avenue:
 - (i) from Manitoba Street to Ontario Street, 15.5 m,
 - (ii) from Columbia Street to Manitoba Street, 15.6 m,
 - (iii) from Willow Street to Heather Street, 16.9 m,
 - (iv) from Laurel Street to Willow Street, 19.2 m, and
- (b) for sites on the south side of West King Edward Avenue, from Columbia Street to Ontario Street, 15.2 m.


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

Map 1: Sites where mixed-use residential building is permitted in the RM-8 and RM-8N districts



 Mixed-use Residential Building Sites
- - - - RM-8/RM-8N Boundary



 Mixed-use Residential Building Sites
- - - - RM-8/RM-8N Boundary



Summary of proposed regulatory updates: RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule

June 2021 Version

This is a summary of regulatory updates proposed for the RM-8, RM-8N, RM-8A and RM-8AN Districts Schedule to clarify, simplify and bring consistency to regulations. These proposed updates would be presented to Council for approval in Fall 2022 along with the proposed reformatted Zoning and Development By-law.

Regulation category	Proposed updates	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
Use	<ul style="list-style-type: none"> To simplify, changed use terms “grocery store or drug store in conjunction with multiple dwelling”, “retail store in conjunction with multiple dwelling”, and “dwelling unit in conjunction with a neighbourhood grocery store” to new use term “mixed-use residential building.” 	Sections 3.2.DW and 3.2.R in the RM-8 all districts schedule	Sections 2.1 and 2.2.7
	<ul style="list-style-type: none"> Clarified sites where mixed-use residential buildings are permitted in RM-8 and RM-8N districts (no change to where these uses can be located). 	Section 3.2 of the RM-8 and RM-8N Guidelines	Section 2.2.8 and Map 1
	<ul style="list-style-type: none"> Clarified the uses permitted at the rear of the site by changing “the principal building situated in the rear yard of the site contains no more than two dwelling units” to clearly name the specific permitted uses, “the principal building situated in the rear yard of the site must be a single detached house, a single detached house with secondary suite, or a duplex.” 	Section 4.19.1(b) in the RM-8 all districts schedule	Section 2.2.2(b)

Regulation category	Proposed updates	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
	<ul style="list-style-type: none"> Wording updated to reflect intent of the districts to allow more than one townhouse, mixed-use residential building or freehold rowhouse building, to reflect the intent of the district/s. 	Section 4.19.2 in the RM-8 all districts schedule	Section 2.2.3
Density	<ul style="list-style-type: none"> Removed option to secure social or rental housing as a provision to increase FSR for freehold rowhouse use to accurately reflect the opportunities available for this form of development. 	Section 4.7.2 in the RM-8 all districts schedule	<i>Not applicable</i>
Height	<ul style="list-style-type: none"> Updated the maximum rear townhouse building height in RM-8 and RM-8N districts from 7.7m to 9.5m, to reflect the intent of the districts and align with the guidelines and current practice. 	Section 4.3(d) of the RM-8 and RM-8N Guidelines	Section 3.1.2.17(a)
Rear Yard	<ul style="list-style-type: none"> Reduced rear yard requirement to 1.0 m for Duplex with Secondary Suite in RM-8A and RM-8AN districts to be consistent with the requirement for this form of development in other districts. 	Section 4.6.2 in the RM-8 all districts schedule	Section 3.4.2.5
Building depth	<ul style="list-style-type: none"> Removed building depth requirement for developments with more than one principal building (for example, courtyard townhouse forms) instead of the Director of Planning consistently applying discretion to vary the regulation every time. 	Sections 4.16.1 and 4.16.2 in the RM-8 all districts schedule	<i>Not applicable</i>
Separation between buildings	<ul style="list-style-type: none"> Updated the minimum separation between buildings along the site frontage and the minimum separation between rear buildings from a requirement of 2.4m to 3.1m, to reflect the intent of the districts and current practice. 	Section 4.17.2 in the RM-8 all districts schedule Section 2.6.3(a) of the RM-8 and RM-8N Guidelines and RM-8	Sections 3.1.2.11(a) and 3.1.2.11(b)

Regulation category	Proposed updates	Section in current district schedule or guidelines	Corresponding section in reformatted district schedule
	<ul style="list-style-type: none"> Added minimum courtyard width which is currently described in the <i>RM-8 and RM-8N Guidelines</i>, and <i>RM-8A and RM-8AN Guidelines</i>, and is consistently applied to all developments. Added a minimum building separation and provision for the Director of Planning to vary the building separation of the existing building to infill duplex, to be consistent with similar forms. 	<p>and RM-8N Guidelines</p> <p>Section 2.6.3(b) of the RM-8 and RM-8N Guidelines</p> <p>Section 4.17.1 in the RM-8 all districts schedule</p>	<p></p> <p>Section 3.1.2.11(c)</p> <p>Sections 3.7.2.7 and 3.7.2.10(c)</p>
Dwelling unit size	<ul style="list-style-type: none"> Removed dwelling unit size requirement for Senior Supportive or Assisted Housing use in RM-8A and RM-8AN districts, to better align with land use guidelines. 	<p>Sections 4.7.3(b) and 4.7.11 in the RM-8 all districts schedule</p> <p>Seniors Supportive and Assisted Housing Guidelines</p>	<p><i>Not applicable</i></p>
Floor area exclusion	<ul style="list-style-type: none"> Updated “multiple conversion dwelling containing 3 or more dwellings units”, to just “multiple conversion dwelling containing 3 dwelling units” as the maximum number of units is 3. 	<p>Section 4.7.9(d) in the RM-8 all districts schedule</p>	<p>Section 4.2.2(d)</p>
Floor Area Exclusions	<ul style="list-style-type: none"> Changed wording from “floor area being provided” to “permitted floor area” for consistency in floor area calculation. 	<p>Sections 4.7.9(a) and (h)(iii), in the RM-8 all districts schedule</p>	<p>Sections 4.2.2(a) and 4.2.2(h)(ii)</p>