

Zoning Matrix 6: RM6 zone – for Front Load Townhouses on a CEC Road (Block 20)

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Provided & Proposed	Clarifications & Rationale for Front Load Towns
3.1	Lot Area (min) – Interior Lot	115 m ²	145.7 m ²	
3.2	Lot Area (min) – CEC Corner Lot	190 m ²	N/A	
4.1	Lot Frontage (min) – Interior Lot	5.0 m	6.0 m	
4.1	Lot Frontage (min) – CEC Corner Lot	8.3 m	N/A	
5.0	Dwelling Unit Width (min)	5.0 m ⁽²⁾	6.0 m	
6.0	FRONT YARD - SETBACKS			
6.1	Front Yard to Interior lot or CEC – corner lot (min)	4.5 m ⁽³⁾	4.9 m	
6.2	Garage Face to a street, CEC – road or CEC - sidewalk (min)	6.0 m	6.0 m	
7.0	EXTERIOR SIDE YARD - SETBACKS			
7.1	Exterior Side Lot Line that is a street line of a 20.0m ROW or greater (min)	7.5 m ⁽³⁾	N/A	
7.2	Exterior Side Lot Line abutting a street (min)	4.5 m ⁽³⁾	N/A	
7.3	Exterior Side Lot Line abutting a CEC – road (min)	4.5 m	N/A	
7.4	Exterior Side Lot Line abutting a CEC – sidewalk (min)	3.3 m	N/A	
7.5	Garage Face to a street, CEC - road or CEC sidewalk (min)	6.0 m	6.0 m	
8.0	INTERIOR SIDE YARD - SETBACKS			
8.1	Attached Side (min)	0.0 m	0.0 m	
8.2	Unattached Side (min)	1.5 m ⁽³⁾	1.5 m	
8.3	Interior side lot line is the rear lot line of an abutting parcel (min)	2.5 m	N/A	
9.0	REAR YARD - SETBACKS			
9.1	Interior lot / CEC corner lot (min)	7.5 m	5.8 m	For 5 units at Blocks 20
9.2	Wing wall (min)	3.0 m	N/A	
10-11	BUILDING & LANDSCAPING			
10.0	Height (max)	10.7 m & 3 storeys	15.0 m & 3 storeys	To peak of roof with leeway for potential changes in elevation/grading. In line with permitted B2B heights. Refer to individual block elevations.
11.0	Landscaped Area (min) of Lot Area	25%	24 %	Internal units only
12.0	ENCROACHMENTS, PROJECTIONS AND SETBACKS			
12.1	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey into the required front & exterior side yards (max)	1.5 m ⁽³⁾	2.5 m	For few units with raised porch and turned stairs (into the required Front yard). This adds variety to the streetscape and contributes to the notion of “eyes on the street”. When viewed in context of all units in a block, the raised porches and turned stairs achieves an attractive streetscape.
12.2	Encroachment of an awning, window, chimney, pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required front and exterior side yards (max)	0.6 m ⁽³⁾	0.6	
12.3	Encroachment of Porch or deck inclusive of stairs located at and accessible from the first storey or below the first storey or awning into the required rear yard (max)	5.0 m ⁽³⁾	2.5 m	

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12.4	For a lot with a townhouse requiring a 0.0 m interior side yard, the setback to the interior side yard lot line from a porch or deck inclusive of stairs permitted in the rear yard, shall also be 0.0 m (max)	0.0 m	0.0 m	
12.5	Encroachment of a balcony, window, chimney, pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required rear yard (max)	1.0 m ⁽³⁾	2.5 m	All 5 units, for 2 nd storey balcony.
12.6	Setback of a townhouse to a CEC - visitor parking space (min)	3.3 m	N/A	
12.7	Setback of a townhouse to a CEC – amenity area (min)	1.5 m	N/A	
13.0	ATTACHED GARAGE, PARKING AND DRIVEWAY			
13.3	Parking Spaces (min)	2 per unit ⁽⁵⁾⁽⁶⁾	2	
13.4	Visitor Parking Spaces (min)	0.25 per unit ⁽⁵⁾	0.25 / unit	Visitor Parking Spaces provided in Phase 1
13.5	Driveway width (max)	3.0 m ⁽⁷⁾	3.2 m	
14.0	CEC – ROAD, AISLES AND SIDEWALKS			
14.1	Width of a CEC - road (min)	7.0 m ⁽⁸⁾	7.0 m	
14.2	Width of a CEC - road abutting parallel visitor parking space (min)	6.0 m ⁽⁸⁾	N/A	
14.4	Width of a sidewalk (min)	2.0 m	1.5 m	Consistent with B2B and Subdivision

Footnotes to RM6 Zoning Tables

- (2) Measured from the exterior of outside walls and the midpoint of interior walls.
- (3) Subsections 4.1.7 and 4.1.8 (Setbacks to Greenland Zones) = N/A.
- (4) Subsection 4.1.12 (Attached Garage Regulations).
- (5) Part 3 of this By-law (Parking Regulations).
- (6) Article 4.1.14.1 (CEC - visitor parking spaces shall be provided within a common element area).
- (7) Article 4.1.9.1 (Gen. Regulations for Residential Driveways and Parking).
- (8) Article 4.1.14.2 (width of paved CEC - road measured perpendicular to curbs or visitor parking space).
- (9) Subsection 4.1.2 (Gen. Regulations for Residential Second Units).

Zoning Matrix 7: RM11 – for Back-to-Back Townhouses on a CEC Road (Blocks 21, 22, 23)

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Provided & Proposed	Clarifications & Rationale for B2B Towns
3.1	Lot Frontage – Interior Lot (min)	5.0 m	6.4 m	
3.2	Lot Frontage – CEC - corner Lot (min)	8.3 m	11.4 m	
4.0	Dwelling Unit Width (min)	5.0 m	6.4 m	
5.1	Dwelling Height - Sloped Roof (max)	15.0 m ⁽¹⁾ 3 storeys	15.0 m 3 storeys	<i>Storeys includes a mezzanine level</i>
6.0	MINIMUM FRONT YARD			
6.1	Interior lot / CEC – corner lot (min)	4.5 m ⁽³⁾	4.0 m	<i>For 1 unit (Block 21) at pinch point to curve. Others at 4.4 m with construction leeway.</i>
6.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	6.0 m	7.4m	
7.0	MINIMUM EXTERIOR SIDE YARD			
7.1	Lot with an Exterior Side Lot Line that is street line (min)	7.5 m ⁽³⁾	4.0 m	<i>For 1 unit (Block 21) at pinch point to curve. To CEC sidewalk (6.0 m to CEC road)</i>
7.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	7.5 m ⁽³⁾	8.0 m	
8.0	MINIMUM INTERIOR SIDE YARD			
8.1	Attached side (min)	0.0 m	0.0 m	
8.2	Unattached side (min)	1.5 m ⁽³⁾	1.5 m	
8.3	Where interior side lot line abuts a CEC – landscape buffer (min)	4.5 m	n/a	
9.0	ENCROACHMENTS, PROJECTIONS AND INTERNAL SETBACKS			
9.1	Encroachment of an awning, window, chimney, pilaster or corbel, window well into the required front and exterior side yards (max)	0.6 m ⁽³⁾	n/a	
9.2	Projection of a balcony or deck, exclusive of stairs, from the outermost face or faces of the building (max)	2.0 m	1.5 m	
9.3	Setback from a lot with any side lot line abutting a CEC – road (min)	4.5 m	6.2 m	
9.4	Setback from a lot with any side lot line abutting a CEC – sidewalk (min)	1.5 m	4.7 m	
9.5	Setback from a porch, exclusive of stairs, located at and accessible from the first storey, to a CEC - road, sidewalk or parking space (min)	2.5 m	2.8 m	
9.6	Setback from a side wall of a building to a CEC - road, sidewalk or parking space (min)	3.0 m	4.5 m	
9.7	Setback of a building to a CEC - amenity area (min)	1.5 m	N/A	
9.8	Setback between a parking space and a street (min)	3.0 m	n/a	
10	ATTACHED GARAGE, PARKING AND DRIVEWAY			
10.2	Parking spaces (min)	2 ⁽⁵⁾	2	
10.3	Visitor parking spaces (min)	0.25 per unit ⁽⁶⁾	0.25 per unit	<i>Visitor Parking Spaces provided in Phase 1</i>
10.4	Driveway width (max)	2.6 m ⁽⁷⁾	3.4 m	<i>Provides increase spacing for driveway partially below balcony</i>
11	LANDSCAPED AREA AND PRIVATE OUTDOOR SPACE			
11.1	Required Landscaped Soft Area per lot (min)	3.0 m ²	7.5 m ²	<i>interior units</i>

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11.2	Contiguous private outdoor space per lot (min)	6.0 m ²	9.5 m ²	
11.3	Setback of a rooftop amenity space from all exterior edges of a building within 7.5 m, or less, of a zone which permits detached dwellings and/or semi-detached (min)	1.0 m	n/a	
12	CEC – ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS			
12.1	Width of a CEC -road (min)	7.0 m ⁽⁸⁾	7.0 m	
12.2	Width of a CEC -road with an abutting parallel visitor parking space (min)	6.0 m ⁽⁸⁾	N/A	
12.4	Width of a sidewalk traversed by a driveway (min)	2.0 m	1.5 m	All units consistent with Subdivision
12.5	Width of a sidewalk not traversed by a driveway (min)	1.5 m	1.5 m	
12.6	CEC - landscaped buffer abutting any side and rear lot line (min)	3.0 m	N/A	
12.7	Contiguous CEC - amenity area (min) – The Greater of:	2.8 m ² per dwelling unit or 5% of lot area ⁽¹¹⁾	10.9 m ² per B2b unit or 736m ²	Communal area (Phase 1 and 2)

Footnotes to RM11 Zoning Table

- (1) **Common elements** are permitted within a common element condominium corporation.
- (2) Measured from the exterior of outside walls and the midpoint of interior walls.
- (3) See also Subsections 4.1.7 and 4.1.8 of this By-law. *(Setbacks to Greenland Zones) = N/A.*
- (4) See also Subsection 4.1.12 of this By-law.
- (5) See also Part 3 of this By-law. *(Parking Regulations)*
- (6) See also Article 4.1.14.1 of this By-law.
- (7) See also Article 4.1.9.1 of this By-law. *(Driveways and Parking Regulations)*
- (8) See also Article 4.1.14.2 of this By-law.
- (9) The calculation of **height** shall be exclusive of **structures** for rooftop access, provided that the **structure** has a maximum **height** of 3.0 m; a maximum **floor area** of 20.0 m²; and it is set back a minimum of 3.0 m from the exterior edge of the **building**.
- (10) Measured to the highest ridge of a **sloped roof**.
- (11) Excludes private outdoor space.

Zoning Matrix 5: General Provisions – for All Zones & Townhouses Types

	General Zoning Regulations	Required	RM5 Street Provided	RM6* Dual front Provided	RM6 Front Load Provided	RM11 B2B Provided	Clarifications & Rationale for Street Townhouses
	GENERAL PROVISIONS						
2.1.14	Distance from building to centreline of <i>Ninth Line</i> designated ROW width for front yard setback (min)	17.5 m + 4.5 m	n/a	TBD	n/a	n/a	<i>To Be Determined following the Ninth Line EA (in progress). Note: RM5 & RM6 zones have min. front yard & ext. side yard setbacks that address separation distances.</i>
2.1.14	Distance from building to centreline of <i>Ninth Line</i> designated ROW width for exterior side yard setback (min)	17.5 m + 4.5 m	TBD	n/a	n/a	n/a	
2.1.30	Rooftop balcony setback from all exterior edges of a building (max)	1.2 m	n/a	n/a	n/a	n/a	<i>N/A no roof top balconies</i>
	GENERAL PROVISIONS FOR RESIDENTIAL ZONES						
4.1.1.1	Dwelling unit permitted on a lot (max)	1	1	>1	>1	n/a	<i>RM6 dwelling units are part of CEC blocks per Draft Plan.</i>
4.1.5.1 (1)	Encroachment of a porch or a deck located from first storey inclusive of stairs into front and/or exterior yard (max)	1.6 m	0.3 m	2.1 m	2.4 m	1.6 m	<i>RM6 into front yard setback for units with raised entries & turned stairs/landings. RM6* for 1 ext. side yard porch.</i>
4.1.5.2 (1)	Setback of a porch or a deck located from first storey inclusive of stairs from rear lot line (min)	1.5 m	3.3 m	3.4 m	4.5 m	n/a	
4.1.5.3	Setback of a porch or deck located from first storey inclusive of stairs to interior side yard lot line (min)	1.2 m	n/a	n/a	n/a	n/a	
4.1.9.4	Setback of a driveway or any other parking area for an end unit of a street townhouse to any side lot line other than the common side lot line (min)	0.6 m	3.0 m	n/a	n/a	n/a	
4.1.12.3	A deck is not permitted on top, above or projecting from an attached garage		n/a	n/a	n/a	n/a	<i>N/A Only Balconies (not decks) located on upper floors.</i>