

**Zoning Matrix 1: RM5 – for Street Townhouses (Front Load Units) onto a Public Road (Blocks 17, 18, 19)**

Table 4.11.1	RM5 ZONE (Street Townhouses) Zone Regulations	RM5 Required	Submitted NOV 2020	Proposed FEB 2021	Clarifications & Rationale for Street Townhouses
3.0	MINIMUM LOT AREAS				
3.1	Lot Area – Interior lot (min)	200 m <sup>2</sup>	145.0 m <sup>2</sup>	145.0 m <sup>2</sup>	For interior lots, to provide for more efficient and compact layout that will help to achieve density targets. Units front onto public road, which will provide for additional area to the front of the unit with landscaping.
3.2	Lot Area – Corner lot (min)	280 m <sup>2</sup>	298.0 m <sup>2</sup>	243.0 m <sup>2</sup>	For 1 unit (Block 17) due to new CEC Road F with 2.0m sidewalk.
4.0	MINIMUM FRONTAGES				
4.1	Lot Frontage – Interior lot (min)	6.8 m	6.0 m	6.0 m	To provide for more compact and efficient layout of townhouse product, which helps to achieve the density for the Ninth Line Character Area.
4.2	Lot Frontage – Corner Lot (min)	9.8 m	12.2 m	10.0 m	
5-8	MINIMUM SETBACKS				
5.0	Front Yard to Building (min)	4.5 m <sup>(1)</sup>	4.3 m	2.5 m	For 1 Corner Lot (Block 19) at the pinch point of 10m x 10m sight triangle. For All units, the setback from building face to the parallel front line is 6.0 m.
5.1	Garage face to Front Lot Line (min)	6.0 m	6.0 m	6.0 m	
6.0	Exterior Side Yard to Building (min)	4.5 m <sup>(1)</sup>	5.4 m	3.5 m	For 1 unit (Block 17) due to new CEC F with 2.0 m sidewalk, and 1 unit (Block 19) at 3.8 m to pinch point of 10x10 sight triangle.
6.1	Garage face to Exterior Lot Line (min)	6.0 m	5.6 m	5.8 m	For 1 unit (Block 18) due to double-car garage to new CEC Road F. Others at 6.8 m
	Interior Side Yard – Attached Side (min)	0.0 m	0.0 m	0.0 m	
7.2	Interior Side Yard – Unattached Side (min)	1.5 m <sup>(1)</sup>	1.5 m	1.5 m	
7.3	Interior Side Yard – Garage on Unattached Side (min)	1.2 m <sup>(1)</sup>	1.5 m	1.5 m	
8.0	Rear Yard (min)	7.5 m <sup>(1)</sup>	5.7 m	5.7 m	Provide exactly at 5.8 with construction leeway. A deeper front yard is provided with public road boulevard provides for additional landscape area/unit. Additional private amenity is provided through a second storey balcony in the rear yard.
9 - 11	BUILDING & LANDSCAPING				
9.0	Height (max)	10.7 m & 3 storeys	15.0 m, & 3 storeys	15.0 m, & 3 storeys	To be reviewed with Context Grading Plan
10.0	Landscaped Area (min) - of the Lot area	25%	30%	29 %	
11.0	Gross Floor Area – Residential (max) - of the Lot Area	75%	150 %	150 %	Compact and efficient layout provides for more affordable housing options and helps to achieve desired density. Includes an optional ground floor guest suite.
12	PARKING AREAS				
12.2	Parking Spaces (min)	2 per unit <sup>(3)(4)</sup>	2	2	
12.3	Driveway Width (max)	5.2 m <sup>(4)</sup>	6.3 m	6.2 m	For 1 unit with double car garage at corner (Block 18)

**Footnotes to RM5 Zoning Table**

- (1) Subsection 4.1.8 (Setbacks to Greenland Zones) = N/A
- (3) Part 3 of this By-law (Parking Regulations)
- (4) Subsection 4.1.9 (Gen. Regulations for Residential Driveways and Parking)

**Zoning Matrix 2: RM6 zone – for Dual Frontage Townhouses on a Public Road and rear-lane access to CEC Road (Blocks 1 - 3)**

RM6 zone suggested by Planning staff. No zoning category exists for dual-front units with frontage on public street and driveways via a CEC road.

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC – Road) Zone Regulations	RM6 Required	Submitted NOV 2020	Proposed MAR 2021	Clarifications & Rationale for Dual Front Towns MAR 2021 following discussions with Planning staff
3.1	Lot Area (min) – Interior Lot	115 m <sup>2</sup>	140.0 m <sup>2</sup>	143.0 m <sup>2</sup>	
3.2	Lot Area (min) – CEC Corner Lot	190 m <sup>2</sup>	225.0 m <sup>2</sup>	189.0 m <sup>2</sup>	For 1 corner unit in Block 2 due to new 2m sidewalk
4.1	Lot Frontage (min) – Interior Lot	5.0 m	6.4 m	6.4 m	
4.1	Lot Frontage (min) – CEC Corner Lot	8.3 m	11.1m	9.2 m	
5.0	Dwelling Unit Width (min)	5.0 m <sup>(2)</sup>	6.4 m	6.4 m	
6.0	<b>FRONT YARD - SETBACKS</b>				
6.1	Front Yard to Interior lot or CEC – corner lot (min)	4.5 m <sup>(3)</sup>	3.8 m	3.1 m	For 1 corner unit (Block 1) at pinch point of curve. For all units (Blocks 1 & 2) to building at 3.8 m. For units at Ninth Line (Block 3) at 4.55 m. The boulevard provides adequate area for landscaping. Dual-front unit provide a pedestrian friendly urban environment.
6.2	Garage Face to a street, CEC – road or CEC - sidewalk (min)	6.0 m	5.3 m	N/A	Garage in rear yard (rear lane units)
7.0	<b>EXTERIOR SIDE YARD - SETBACKS</b>				
7.1	Exterior Side Lot Line that is a street line of a 20.0m ROW or greater (min)	7.5 m <sup>(3)</sup>	4.4 m	3.4 m	For 1 corner unit (Block 1) due to shift CEC Road A from Ninth Line widening. Boulevard to Public Road provides adequate area for landscaping.
7.2	Exterior Side Lot Line abutting a street (min)	4.5 m <sup>(3)</sup>	n/a	n/a	
7.3	Exterior Side Lot Line abutting a CEC – road (min)	4.5 m	3.2 m	n/a	
7.4	Exterior Side Lot Line abutting a CEC – sidewalk (min)	3.3 m	n/a	1.6 m	For 1 corner unit (Block 2) at pinch point of pie-shaped lot at rear (1.7m less construction leeway). Increases to 3.0 m at front of unit.
7.5	Garage Face to a street, CEC - road or CEC sidewalk (min)	6.0 m	6.4 m	6.4 m	All Garages are internal to unit (away from road)
8.0	<b>INTERIOR SIDE YARD - SETBACKS</b>				
8.1	Attached Side (min)	0.0 m	0.0 m	0.0 m	
8.2	Unattached Side (min)	1.5 m <sup>(3)</sup>	1.5 m	1.5 m	
8.3	Interior side lot line is the rear lot line of an abutting parcel (min)	2.5 m	n/a	n/a	
9.0	<b>REAR YARD - SETBACKS</b>				
9.1	Interior lot / CEC corner lot (min)	7.5 m	2.8 m	3.7 m	For 1 corner unit (Block 2) at pinch point of pie-shaped lot. All dual frontage units at 6.0m, adequate for parking and landscaping.
9.2	Wing wall (min)	3.0 m	n/a	n/a	
10-11	<b>BUILDING &amp; LANDSCAPING</b>				

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC – Road) Zone Regulations	RM6 Required	Submitted NOV 2020	Proposed MAR 2021	Clarifications & Rationale for Dual Front Towns MAR 2021 following discussions with Planning staff
10.0	Height (max)	10.7 m & 3 storeys	15.0 m & 3 storeys	13.5 m & 3 storeys	Based on Context Grading Plan (TBC by Zoning Officer)
11.0	Landscaped Area (min) of Lot Area	25%	21 %	22 %	For internal units. Boulevard on public road provides for adequate landscape area in front of units.
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 <sup>(3)</sup>	2.1 m	2.1 m	For 1 unit (Block 1) side porch to exterior side yard. Other encroachment to front yards at 1.52m.
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 <sup>(3)</sup>	0.6 m	0.6 m	
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 <sup>(3)</sup>	2.1 m	2.1 m	
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	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 <sup>(3)</sup>	1.0 m	1.0 m	
12.6	Setback of a townhouse to a CEC - visitor parking space (min)	3.3 m	6.0 m	n/a	
12.7	Setback of a townhouse to a CEC – amenity area (min)	1.5 m	n/a	n/a	
13.0	ATTACHED GARAGE, PARKING AND DRIVEWAY				
13.3	Parking Spaces (min)	2 per unit <sup>(5)(6)</sup>	2-3 per unit	2 per unit	2 in tandem within garage. A 5.3 m driveway allows for a medium-sized vehicle (owner option to convert 1 garage space into living area)
13.4	Visitor Parking Spaces (min)	0.25/unit <sup>(5)</sup>	0.25 / unit	0.25 / unit	5 new Visitor Parking spaces in SE section of plan
13.5	Driveway width (max)	3.0 m <sup>(7)</sup>	3.5 m	3.5 m	To accommodate larger & slightly wider tandem garages in these innovative townhouse units
14.0	CEC – ROAD, AISLES AND SIDEWALKS				
14.1	Width of a CEC - road (min)	7.0 m <sup>(8)</sup>	7.0 m	7.0 m	
14.2	Width of a CEC - road abutting parallel visitor parking space (min)	6.0 m <sup>(8)</sup>	n/a	n/a	
14.4	Width of a sidewalk (min)	2.0 m	n/a	n/a	Within boulevard of public roads

Footnotes: see end of Zoning Matrix 3

Zoning Matrix 3: RM6 zone – for Front Load Townhouses on a CEC Road (Blocks 4 to 7)

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Submitted NOV 2020	Proposed MAR 2021	Clarifications & Rationale for Front Load Towns MAR 2021 following discussions with Planning staff
3.1	Lot Area (min) – Interior Lot	115 m <sup>2</sup>	145.0 m <sup>2</sup>	145.0 m <sup>2</sup>	
3.2	Lot Area (min) – CEC Corner Lot	190 m <sup>2</sup>	187.0 m <sup>2</sup>	242.0 m <sup>2</sup>	
4.1	Lot Frontage (min) – Interior Lot	5.0 m	6.0 m	6.0 m	
4.1	Lot Frontage (min) – CEC Corner Lot	8.3 m	7.8 m	10.0 m	
5.0	Dwelling Unit Width (min)	5.0 m <sup>(2)</sup>	6.0 m	6.0 m	
6.0	FRONT YARD - SETBACKS				
6.1	Front Yard to Interior lot or CEC – corner lot (min)	4.5 m <sup>(3)</sup>	4.8 m	4.5 m	
6.2	Garage Face to a street, CEC – road or CEC - sidewalk (min)	6.0 m	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 <sup>(3)</sup>	3.1 m	3.1 m	For 2 units (Blocks 5 at 4.5 m and Block 6 at 3.1m). Boulevard adds area to road for landscaping.
7.2	Exterior Side Lot Line abutting a street (min)	4.5 m <sup>(3)</sup>	n/a	n/a	
7.3	Exterior Side Lot Line abutting a CEC – road (min)	4.5 m	3.5 m	n/a	
7.4	Exterior Side Lot Line abutting a CEC – sidewalk (min)	3.3 m	1.2 m	1.5 m	For 1 unit (Block 4) by visitor parking.
7.5	Garage Face to a street, CEC - road or CEC sidewalk (min)	6.0 m	6.0 m	5.9 m	For 1 unit (Block 4) to sidewalk at visitor parking at 5.99 m (less construction leeway).
8.0	INTERIOR SIDE YARD - SETBACKS				
8.1	Attached Side (min)	0.0 m	0.0 m	0.0 m	
8.2	Unattached Side (min)	1.5 m <sup>(3)</sup>	1.5 m	1.5 m	
8.3	Interior side lot line is the rear lot line of an abutting parcel (min)	2.5 m	2.5 m	2.5 m	
9.0	REAR YARD - SETBACKS				
9.1	Interior lot / CEC corner lot (min)	7.5 m	5.8 m	5.8 m	For units at Blocks 6 and 7, rest of units at 6.0 m
9.2	Wing wall (min)	3.0 m	n/a	n/a	
10-11	BUILDING & LANDSCAPING				
10.0	Height (max)	10.7 m & 3 storeys	15.0 m & 3 storeys	15.1 m & 3 storeys	Construction leeway of 1.0 m
11.0	Landscaped Area (min) of Lot Area	25%	24 %	30 %	
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 <sup>(3)</sup>	2.5 m	1.5 m	
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 <sup>(3)</sup>	0.6 m	0.6 m	

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Submitted NOV 2020	Proposed MAR 2021	Clarifications & Rationale for Front Load Towns MAR 2021 following discussions with Planning staff
12.3	Encroachment of <b>Porch</b> or <b>deck</b> inclusive of stairs located at and accessible from the <b>first storey</b> or below the <b>first storey</b> or awning into the required <b>rear yard</b> (max)	5.0 m <sup>(3)</sup>	2.5 m	2.5 m	
12.4	For a <b>lot</b> with a <b>townhouse</b> requiring a 0.0 m <b>interior side yard</b> , the setback to the <b>interior side yard lot line</b> from a <b>porch</b> or <b>deck</b> inclusive of stairs permitted in the <b>rear yard</b> , shall also be 0.0 m (max)	0.0 m	0.0 m	0.0 m	
12.5	Encroachment of a <b>balcony</b> , window, <b>chimney</b> , pilaster or corbel, window well, & stairs with a max. of 3 risers, into the required <b>rear yard</b> (max)	1.0 m <sup>(3)</sup>	2.5 m	2.5 m	<i>All units, for 2<sup>nd</sup> storey balcony.</i>
12.6	Setback of a <b>townhouse</b> to a CEC - visitor <b>parking space</b> (min)	3.3 m	4.8 m	2.7 m	<i>For 1 unit (Block 4) due to irregular pie-shaped lot to new CEC visitor parking. Increases to 4.3 m at front.</i>
12.7	Setback of a <b>townhouse</b> to a CEC – <b>amenity area</b> (min)	1.5 m	1.5 m	n/a	
13.0	<b>ATTACHED GARAGE, PARKING AND DRIVEWAY</b>				
13.3	<b>Parking Spaces</b> (min)	2 per unit <sup>(5)(6)</sup>	2	2	<i>Corner lots with 3-4 parking spaces (double car garage)</i>
13.4	Visitor <b>Parking Spaces</b> (min)	0.25 per unit <sup>(5)</sup>	0.25 / unit	0.25 / unit	
13.5	<b>Driveway width</b> (max)	3.0 m <sup>(7)</sup>	6.2 m	6.2 m	<i>For corner lots with double garage. Others at 3.0 m</i>
14.0	<b>CEC – ROAD, AISLES AND SIDEWALKS</b>				
14.1	Width of a CEC - <b>road</b> (min)	7.0 m <sup>(8)</sup>	7.0 m	7.0 m	
14.2	Width of a CEC - <b>road</b> abutting parallel visitor parking space (min)	6.0 m <sup>(8)</sup>	N/A	N/A	
14.4	Width of a sidewalk (min)	2.0 m	1.5 m	1.5 m	<i>For section beside visitor parking at CEC Road A</i>

**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 4: RM6 zone – for Front Load Townhouses on a CEC Road (Blocks 8 to 14)

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Submitted NOV 2020	Proposed FEB 2021	Clarifications & Rationale for Front Load Towns
3.1	Lot Area (min) – Interior Lot	115 m <sup>2</sup>	145.0 m <sup>2</sup>	147.0 m <sup>2</sup>	
3.2	Lot Area (min) – CEC Corner Lot	190 m <sup>2</sup>	187.0 m <sup>2</sup>	158.0 m <sup>2</sup>	For 1 corner unit (Block 14) abutting CEC sidewalk.
4.1	Lot Frontage (min) – Interior Lot	5.0 m	6.0 m	6.0 m	
4.1	Lot Frontage (min) – CEC Corner Lot	8.3 m	7.8 m	7.8 m	For 1 corner lot (Block 14) to CEC sidewalk.
5.0	Dwelling Unit Width (min)	5.0 m <sup>(2)</sup>	6.0 m	6.0 m	
6.0	<b>FRONT YARD - SETBACKS</b>				
6.1	Front Yard to Interior lot or CEC – corner lot (min)	4.5 m <sup>(3)</sup>	4.8 m	4.5 m	
6.2	Garage Face to a street, CEC – road or CEC - sidewalk (min)	6.0 m	6.0 m	5.8 m	For 2 corner units (Block 8 and Block 9) to CEC sidewalk at curve due to double car garage.
7.0	<b>EXTERIOR SIDE YARD - SETBACKS</b>				
7.1	Exterior Side Lot Line that is a street line of a 20.0m ROW or greater (min)	7.5 m <sup>(3)</sup>	3.1 m	n/a	
7.2	Exterior Side Lot Line abutting a street (min)	4.5 m <sup>(3)</sup>	n/a	n/a	
7.3	Exterior Side Lot Line abutting a CEC – road (min)	4.5 m	3.5 m	n/a	All units to CEC sidewalk
7.4	Exterior Side Lot Line abutting a CEC – sidewalk (min)	3.3 m	1.2 m	1.2 m	At pinch point of irregular shaped lots (Blocks 12 & 14) to CEC sidewalk with visitor parking. Increases to 2.5 and 1.7 m respectively at front.
7.5	Garage Face to a street, CEC - road or CEC sidewalk (min)	6.0 m	6.0 m	4.5 m	For 2 end units (Block 12 at 5.25 m & Block 14 at 4.5m) to sidewalk with visitor parking on CEC Roads F & H. Garages are internal to unit.
8.0	<b>INTERIOR SIDE YARD - SETBACKS</b>				
8.1	Attached Side (min)	0.0 m	0.0 m	0.0 m	
8.2	Unattached Side (min)	1.5 m <sup>(3)</sup>	1.5 m	1.5 m	
8.3	Interior side lot line is the rear lot line of an abutting parcel (min)	2.5 m	2.5 m	2.5 m	
9.0	<b>REAR YARD - SETBACKS</b>				
9.1	Interior lot / CEC corner lot (min)	7.5 m	5.8 m	5.8 m	For units at Blocks 6 and 7, rest of units at 6.05m
9.2	Wing wall (min)	3.0 m	n/a	n/a	
10-11	<b>BUILDING &amp; LANDSCAPING</b>				
10.0	Height (max)	10.7 m & 3 storeys	15.0 m & 3 storeys	15.1 m & 3 storeys	Construction leeway of 1.0 m
11.0	Landscaped Area (min) of Lot Area	25%	24 %	35 %	
12.0	<b>ENCROACHMENTS, PROJECTIONS AND SETBACKS</b>				
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 <sup>(3)</sup>	2.5 m	1.5 m	

Table 4.12.1	RM6 ZONE (TOWNHOUSES on CEC - Road) Zone Regulations	RM6 Required	Submitted NOV 2020	Proposed FEB 2021	Clarifications & Rationale for Front Load Towns
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 <sup>(3)</sup>	0.6 m	0.6 m	
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 <sup>(3)</sup>	2.5 m	2.5 m	
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	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 <sup>(3)</sup>	2.5 m	2.5 m	All units, for 2 <sup>nd</sup> storey balcony.
12.6	Setback of a townhouse to a CEC - visitor parking space (min)	3.3 m	4.8 m	2.7 m	For 1 unit (Block 12 & Block 14) due to irregular pie-shaped lot to new CEC visitor parking.
12.7	Setback of a townhouse to a CEC – amenity area (min)	1.5 m	1.5 m	1.5 m	For 1 unit (Block 8) to building, articulations at 1.3m
13.0	ATTACHED GARAGE, PARKING AND DRIVEWAY				
13.3	Parking Spaces (min)	2 per unit <sup>(5)(6)</sup>	2	2	Corner lots with 3-4 parking spaces (double car garage)
13.4	Visitor Parking Spaces (min)	0.25 per unit <sup>(5)</sup>	0.25 / unit	0.25 / unit	
13.5	Driveway width (max)	3.0 m <sup>(7)</sup>	6.2 m	6.2 m	For corner lots with double garage. Others at 3.0 m
14.0	CEC – ROAD, AISLES AND SIDEWALKS				
14.1	Width of a CEC - road (min)	7.0 m <sup>(8)</sup>	7.0 m	7.0 m	
14.2	Width of a CEC - road abutting parallel visitor parking space (min)	6.0 m <sup>(8)</sup>	N/A	N/A	
14.4	Width of a sidewalk (min)	2.0 m	1.5 m	1.5 m	For 2 sidewalks besides visitor parking at CEC Roads F and H. All other sidewalks at 2.0 m

**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 5: RM11 – for Back-to-Back Townhouses on a CEC Road (Blocks 15, 16)

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Submitted NOV 2020	Proposed FEB 2021	Clarifications & Rationale for B2B Towns
3.1	Lot Frontage – Interior Lot (min)	5.0 m	6.4 m	6.4 m	
3.2	Lot Frontage – CEC - corner Lot (min)	8.3 m	11.6 m	11.1 m	
4.0	Dwelling Unit Width (min)	5.0 m	6.4 m	6.4 m	
5.1	Dwelling Height - Sloped Roof (max)	15.0 m <sup>(1)</sup> 3 storeys	15.0 m 3 storeys	14.7 m & 3 storeys	Construction leeway of 1.0 m
6.0	MINIMUM FRONT YARD				
6.1	Interior lot / CEC – corner lot (min)	4.5 m <sup>(3)</sup>	3.7 m	3.6 m	For 1 unit (Block 16) at pinch point to sidewalk at curve. Others at 4.45 m.
6.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	6.0 m	7.4 m	7.4 m	
7.0	MINIMUM EXTERIOR SIDE YARD				
7.1	Lot with an Exterior Side Lot Line that is street line (min)	7.5 m <sup>(3)</sup>	4.4 m	5.4 m	For 1 unit (Block 15) at pinch point to curve across CEC sidewalk
7.2	Minimum setback from a garage face to a street, CEC - road or CEC - sidewalk (min)	7.5 m <sup>(3)</sup>	8.3 m	7.4 m	For 1 unit (Block 16) at pinch point to CEC sidewalk
8.0	MINIMUM INTERIOR SIDE YARD				
8.1	Attached side (min)	0.0 m	0.0 m	0.0 m	
8.2	Unattached side (min)	1.5 m <sup>(3)</sup>	1.5 m	1.5 m	
8.3	Where interior side lot line abuts a CEC – landscape buffer (min)	4.5 m	n/a	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 <sup>(3)</sup>	n/a	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	1.7 m	
9.3	Setback from a lot with any side lot line abutting a CEC – road (min)	4.5 m	5.4 m	n/a	
9.4	Setback from a lot with any side lot line abutting a CEC – sidewalk (min)	1.5 m	4.5 m	4.1 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	2.9 m	3.0 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	3.6 m	
9.7	Setback of a building to a CEC - amenity area (min)	1.5 m	13.0 m	n/a	
9.8	Setback between a parking space and a street (min)	3.0 m	n/a	n/a	
10	ATTACHED GARAGE, PARKING AND DRIVEWAY				
10.2	Parking spaces (min)	2 <sup>(5)</sup>	2	2	
10.3	Visitor parking spaces (min)	0.25 per unit <sup>(6)</sup>	0.25 per unit	0.25 per unit	

Table 4.14.1	RM11 ZONE (Back-to-Back Townhouses) Zone Regulations	RM11 Required	Submitted NOV 2020	Proposed FEB 2021	Clarifications & Rationale for B2B Towns
10.4	Driveway width (max)	2.6 m <sup>(7)</sup>	3.4 m	3.4 m	Provides increase spacing for driveway partially below balcony
11	<b>LANDSCAPED AREA AND PRIVATE OUTDOOR SPACE</b>				
11.1	Required <b>Landscaped Soft Area</b> per lot (min)	3.0 m <sup>2</sup>	7.4 m <sup>2</sup>	9.7 m <sup>2</sup>	interior units
11.2	Contiguous private outdoor space per lot (min)	6.0 m <sup>2</sup>	9.4 m <sup>2</sup>	9.7 m <sup>2</sup>	interior units
11.3	Setback of a rooftop amenity space from all exterior edges of a <b>building</b> within 7.5 m, or less, of a zone which permits <b>detached dwellings</b> and/or <b>semi-detached</b> (min)	1.0 m	n/a	n/a	
12	<b>CEC – ROAD, AISLES, SIDEWALKS, LANDSCAPED AND AMENITY AREAS</b>				
12.1	Width of a <b>CEC -road</b> (min)	7.0 m <sup>(8)</sup>	7.0 m	7.0 m	
12.2	Width of a <b>CEC -road</b> with an abutting parallel visitor <b>parking space</b> (min)	6.0 m <sup>(8)</sup>	N/A	N/A	
12.4	Width of a sidewalk traversed by a <b>driveway</b> (min)	2.0 m	1.5 m	1.5 m	For internal mid-block connection. Sidewalk abutting CEC road is 2.0 m.
12.5	Width of a sidewalk not traversed by a <b>driveway</b> (min)	1.5 m	1.5 m	1.5 m	
12.6	CEC - <b>landscaped buffer</b> abutting any side and <b>rear lot line</b> (min)	3.0 m	N/A	N/A	
12.7	Contiguous <b>CEC - amenity area</b> (min) – <i>The Greater of:</i>	2.8 m <sup>2</sup> per <b>dwelling unit</b> or 5% of <b>lot area</b> <sup>(11)</sup>	10.9 m <sup>2</sup> per B2b unit or 736m <sup>2</sup>	10 m <sup>2</sup> per B2b unit or 685m <sup>2</sup>	Communal area for both 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 m<sup>2</sup>; 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 <b>building</b> to <b>centreline</b> of <i>Ninth Line</i> <b>designated ROW width</b> for <b>front yard</b> setback (min)	17.5 m + 4.5 m	n/a	17.8 m + 4.5 m	n/a	n/a	<i>Measured based on preliminary Ninth Line EA with ROW of 35.7 m (in progress).</i>
2.1.14	Distance from <b>building</b> to <b>centreline</b> of <i>Ninth Line</i> <b>designated ROW width</b> for <b>exterior side yard</b> setback (min)	17.5 m + 4.5 m	17.8 m + 7.8 m	n/a	n/a	n/a	
2.1.30	Rooftop <b>balcony</b> setback from all exterior edges of a <b>building</b> (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	<b>Dwelling unit</b> permitted on a <b>lot</b> (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)	<b>Encroachment</b> of a <b>porch</b> or a <b>deck</b> located from <b>first storey</b> inclusive of stairs into <b>front</b> and/or <b>exterior yard</b> (max)	1.6 m	0.3 m	1.6 m	1.5 m	1.6 m	
4.1.5.2 (1)	<b>Setback</b> of a <b>porch</b> or a <b>deck</b> located from <b>first storey</b> inclusive of stairs from <b>rear lot line</b> (min)	1.5 m	3.3 m	3.4 m	4.5 m	n/a	
4.1.5.3	<b>Setback</b> of a <b>porch</b> or <b>deck</b> located from <b>first storey</b> inclusive of stairs to <b>interior side yard lot line</b> (min)	1.2 m	n/a	n/a	n/a	n/a	
4.1.9.4	<b>Setback</b> of a <b>driveway</b> or any other <b>parking area</b> for an end unit of a <b>street townhouse</b> to any side <b>lot line</b> other than the common side <b>lot line</b> (min)	0.6 m	3.0 m	n/a	n/a	n/a	
4.1.12.3	<b>A deck</b> is not permitted on top, above or projecting from an attached <b>garage</b>		n/a	n/a	n/a	n/a	<i>N/A Only Balconies (not decks) located on upper floors.</i>

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