

4.13A

**RM8 ZONE
(BACK TO BACK AND/OR STACKED TOWNHOUSES)**

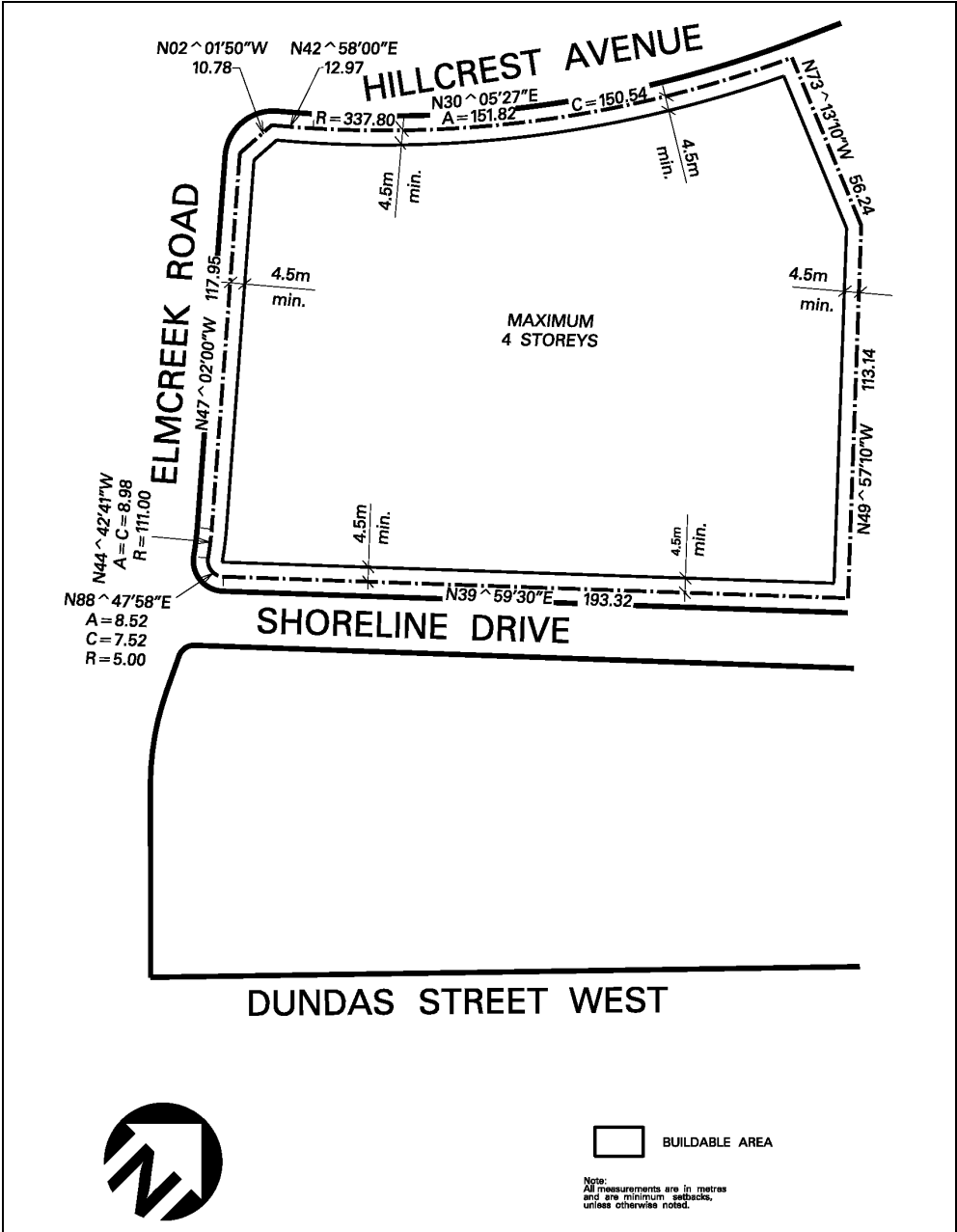
4.13A.1 RM8 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and Section 4.1 of this By-law, and the **uses** and zone regulations specified within the RM8-14 Exception Zone. *(0181-2018/LPAT Order 2019 February 15)*

4.13A.2 RM8 Exception Zones

Refer to Article 1.1.2.3 - Exception Zones and Exception Zone Schedules

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| 4.13A.2.1 | Exception: RM8-1 | Map # 22 | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-1 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Permitted Uses | | | |
| 4.13A.2.1.1 | (1) Back to Back Townhouse (2) Stacked Townhouse (3) Townhouse (4) Street Townhouse | | |
| Regulations | | | |
| 4.13A.2.1.2 | A townhouse shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law | | |
| 4.13A.2.1.3 | A street townhouse shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law | | |
| 4.13A.2.1.4 | All site development plans shall comply with Schedule RM8-1 of this Exception | | |



Schedule RM8-1
Map 22

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| 4.13A.2.2 | Exception: RM8-2 | Map # 06 | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-2 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 4.13A.2.2.1 | (1) Back to Back Townhouse (2) Stacked Townhouse (3) Townhouse (4) Street Townhouse | | |
| Regulations | | | |
| 4.13A.2.2.2 | A townhouse shall comply with the RM4 zone regulations contained in Subsection 4.10.1 of this By-law | | |
| 4.13A.2.2.3 | A street townhouse shall comply with the RM5 zone regulations contained in Subsection 4.11.1 of this By-law | | |

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| 4.13A.2.3 | Exception: RM8-3 | Map # 59 | By-law: 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-3 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses /regulations shall apply: | | | |
| Permitted Uses | | | |
| 4.13A.2.3.1 | (1) Back to Back Townhouse (2) Stacked Townhouse (3) Townhouse (4) Resident parking required for lands zoned RA3-30 | | |
| Regulations | | | |
| 4.13A.2.3.2 | A townhouse shall comply with the RM8-14 zone regulations contained in Exception Table 4.13A.2.14 of this By-law | | |
| 4.13A.2.3.3 | Maximum number of dwelling units | 126 | |
| 4.13A.2.3.4 | Required number of below grade resident parking spaces permitted for abutting lands zoned RA3-30 | 75 | |

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| 4.13A.2.4 | Exception: RM8-4 | Map # 57 | By-law: 0365-2007, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09 |
| In a RM8-4 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses /regulations shall apply: | | | |
| Additional Permitted Uses | | | |
| 4.13A.2.4.1 | (1) Back to Back Townhouse (2) Stacked Townhouse (3) Townhouse | | |
| 4.13A.2.4.2 | The following uses are permitted within a back to back and/or stacked townhouse abutting Thomas Street or Tenth Line West: (1) Office (2) Medical Office - Restricted (3) Service Establishment (4) Retail Store (5) Repair Service (6) Tutoring | | |
| Uses Not Permitted | | | |
| 4.13A.2.4.3 | (1) Carpet or floor covering cleaning service (2) Pet Shop (3) Laundromat, laundry depot and/or dry cleaning establishment or depot | | |
| Regulations | | | |
| 4.13A.2.4.4 | The provisions contained in Subsection 2.1.14 of this By-law shall not apply | | |
| 4.13A.2.4.5 | Maximum number of dwelling units | | 194 |
| 4.13A.2.4.6 | Maximum gross floor area - residential | | 25 000 m ² |
| 4.13A.2.4.7 | Commercial motor vehicle , trailer and recreational vehicle parking shall not be permitted | | |
| 4.13A.2.4.8 | Only townhouses shall be permitted within 30.0 m of Tosca Drive | | |
| 4.13A.2.4.9 | Notwithstanding Sentence 4.13A.2.4.8 of this Exception, back to back and/or stacked townhouses shall be permitted within 30.0 m of both Tosca Drive and Thomas Street | | |
| 4.13A.2.4.10 | Minimum setback from a garage face to a condominium road | | 5.5 m |
| 4.13A.2.4.11 | Maximum projection of a porch and/or balcony , inclusive of stairs, from the wall of a dwelling unit facing a street | | 1.5 m |
| 4.13A.2.4.12 | Back to Back and/or Stacked Townhouses : (1) the regulations of Sentences 4.13A.2.14.3, 4.13A.2.14.4, 4.13A.2.14.5, 4.13A.2.14.6 and 4.13A.2.14.7 contained in Exception Table 4.13A.2.14 of this By-law shall not apply (2) the uses permitted in Sentence 4.13A.2.4.2 of this Exception shall only be located within the first storey of a back to back and/or stacked townhouse (3) maximum number of uses permitted in Sentence 4.13A.2.4.2 of this Exception per back to back and/or stacked townhouse dwelling unit (4) minimum setback of a back to back and/or stacked townhouse to Thomas Street or Tenth Line West (5) minimum setback to lands zoned RM1-1 | | |
| | | | 1 4.5 m 15.0 m |

Exception RM8-4 continued on next page

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| 4.13A.2.4 | Exception: RM8-4 | Map # 57 | By-law: 0365-2007, 0181-2018/LPAT Order 2019 February 15, 0111-2019/LPAT Order 2021 March 09 |
| Exception RM8-4 continued from previous page | | | |
| 4.13A.2.4.12 (continued) | (6) | notwithstanding Clause 4.13A.2.4.12(5) of this Exception the minimum setback from a side wall to lands zoned RM1-1 | 5.0 m |
| | (7) | minimum setback of a back to back and/or stacked townhouse to Bentley Drive | 7.0 m |
| | (8) | maximum height | 12.0 m |
| | (9) | maximum height within 30.0 m of Bentley Drive | 10.8 m |
| | (10) | minimum number of resident parking spaces per one or two-bedroom dwelling unit | 1.3 |
| | (11) | minimum number of resident parking spaces per three-bedroom dwelling unit | 1.4 |
| | (12) | minimum number of visitor parking spaces per dwelling unit | 0.15 |
| | (13) | dwelling units facing Thomas Street or Tenth Line West: | |
| | (13.1) | the main front entrance of a dwelling unit shall face Thomas Street or Tenth Line West with the exception of two upper level dwelling units that shall face the sight triangle of Thomas Street and Tenth Line West | |
| | (13.2) | a side wall facing Thomas Street or Tenth Line West shall not be permitted | |
| | (13.3) | the exterior walls for the dwelling units facing the sight triangle of Thomas Street and Tenth Line West shall not be considered side walls | |
| | (13.4) | the maximum dwelling unit width , with the exception of dwelling units facing the sight triangle of Thomas Street and Tenth Line West | 6.2 m |
| | (13.5) | minimum setback from the side wall of a back to back and/or stacked townhouse to Tosca Drive | 6.0 m |
| 4.13A.2.4.13 | Townhouse: | | |
| | (1) | minimum setback of a townhouse to Tosca Drive | 7.5 m |
| | (2) | minimum setback from a side wall to lands zoned RM1-1 | 5.0 m |
| | (3) | maximum height | 10.8 m |
| | (4) | minimum number of visitor parking spaces per townhouse dwelling unit | 0.2 |

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| 4.13A.2.5 | Exception: RM8-5 | Map # 57 | By-law: 0449-2007, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-5 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.13A.2.5.1 | The regulations of Sentences 4.13A.2.14.3 and 4.13A.2.14.4 contained in Exception Table 4.13A.2.14 of this By-law shall not apply | | |
| 4.13A.2.5.2 | Minimum number of dwelling units per hectare | 45 | |
| 4.13A.2.5.3 | Maximum number of dwelling units per hectare | 80 | |
| 4.13A.2.5.4 | Maximum height | 16.5 m | |
| 4.13A.2.5.5 | Minimum front and exterior side yard | 4.5 m | |
| 4.13A.2.5.6 | Minimum rear yard | 6.9 m | |
| 4.13A.2.5.7 | Minimum setback from a garage face to a condominium road or sidewalk | 0.0 m | |
| 4.13A.2.5.8 | A balcony is permitted on top of an attached garage | | |
| 4.13A.2.5.9 | Minimum setback from a back to back and/or stacked townhouse to a condominium road , sidewalk or visitor parking space | 0.5 m | |
| 4.13A.2.5.10 | Minimum setback from a porch or deck , inclusive of stairs, to a condominium road or sidewalk | 0.5 m | |
| 4.13A.2.5.11 | Minimum setback from an awning, window projection with or without foundation, chimney , pilaster or corbel to a condominium road or sidewalk | 0.5 m | |
| 4.13A.2.5.12 | Minimum setback from a rear wall of a back to back and/or stacked townhouse to the rear wall of another dwelling, excluding an attached garage | 12.0 m | |
| 4.13A.2.5.13 | Minimum number of resident parking spaces per one-bedroom dwelling unit | 1.0 | |
| 4.13A.2.5.14 | Minimum number of resident parking spaces per two-bedroom dwelling unit | 1.3 | |
| 4.13A.2.5.15 | Minimum number of resident parking spaces per three-bedroom dwelling unit | 1.4 | |
| 4.13A.2.5.16 | Minimum visitor parking spaces per dwelling unit | 0.2 | |
| 4.13A.2.5.17 | Maximum floor area of an accessory building | 100 m ² | |
| 4.13A.2.5.18 | Maximum height : sloped roof - accessory building | 4.8 m | |
| 4.13A.2.5.19 | Condominium roads are permitted to be shared with abutting lands | | |

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| 4.13A.2.6 | Exception: RM8-6 | Map # 39W | By-law: 0218-2010, 0179-2018, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-6 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses /regulations shall apply: | | | |
| Regulations | | | |
| 4.13A.2.6.1 | The provisions contained in Subsection 2.1.14 and the regulations of Clauses 4.13A.2.14.11(10), 4.13A.2.14.11(11) and 4.13A.2.14.12(4) contained in Exception Table 4.13A.2.14 of this By-law shall not apply | | |
| 4.13A.2.6.2 | Maximum number of dwelling units on all lands zoned RM8-6 | 186 | |
| 4.13A.2.6.3 | Maximum height: sloped roof | 16.5 m | |
| 4.13A.2.6.4 | Minimum front yard | 5.5 m | |
| 4.13A.2.6.5 | Minimum exterior side yard - Rio Court | 4.5 m | |
| 4.13A.2.6.6 | Minimum exterior side yard - Hazelton Place | 5.5 m | |
| 4.13A.2.6.7 | Maximum encroachment into required yards of a porch , exclusive of stairs | 1.8 m | |
| 4.13A.2.6.8 | Minimum setback from an awning, window, chimney , pilaster or corbel to a condominium road or sidewalk | 0.5 m | |
| 4.13A.2.6.9 | Minimum setback from a garage face to a condominium road or sidewalk | 1.5 m | |
| 4.13A.2.6.10 | Minimum setback from a back to back and/or stacked townhouse to a condominium road , sidewalk or visitor parking space | 0.5 m | |
| 4.13A.2.6.11 | Minimum setback from a rear wall of a back to back and/or stacked townhouse to a rear wall of another dwelling, excluding an attached garage | 13.8 m | |
| 4.13A.2.6.12 | Minimum setback from a side wall of a back to back and/or stacked townhouse to an internal walkway | 0.7 m | |
| 4.13A.2.6.13 | A balcony is permitted on top of an attached garage | | |
| 4.13A.2.6.14 | Minimum setback between a parking space and any other lot line | 1.5 m | |
| 4.13A.2.6.15 | Minimum number of resident parking spaces per studio/one-bedroom dwelling unit | 1.0 | |
| 4.13A.2.6.16 | Minimum number of resident parking spaces per two-bedroom dwelling unit | 1.3 | |
| 4.13A.2.6.17 | Minimum number of resident parking spaces per three-bedroom dwelling unit | 1.4 | |
| 4.13A.2.6.18 | Minimum visitor parking spaces per dwelling unit | 0.15 | |
| 4.13A.2.6.19 | Maximum floor area of an accessory building | 100 m ² | |
| 4.13A.2.6.20 | Maximum height of an accessory building | 6.5 m | |

Part 4 - Residential Zones

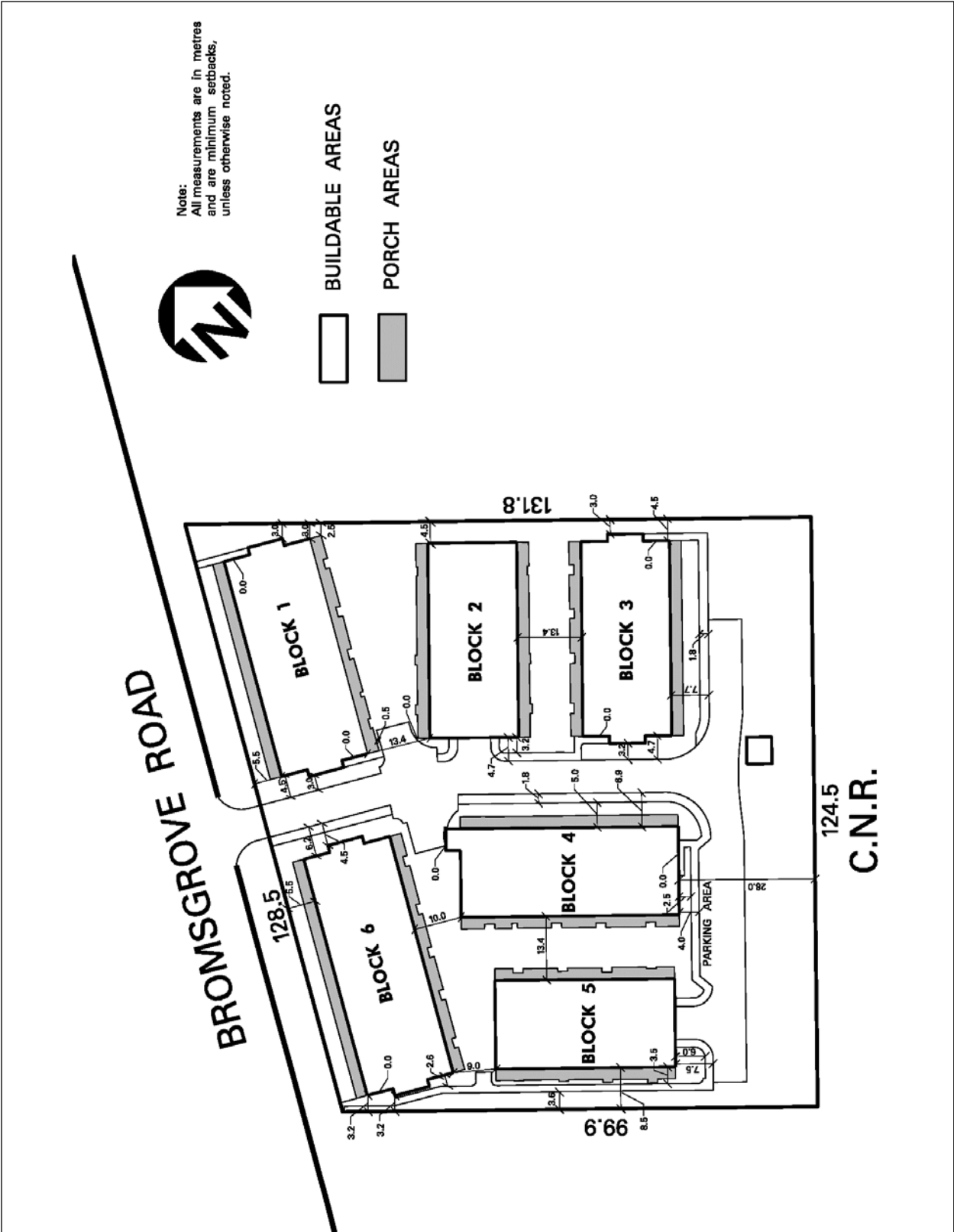
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| 4.13A.2.7 | Exception: RM8-7 | Map # 20 | By-law: 0168-2011, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-7 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.13A.2.7.1 | The regulations of Clauses 4.13A.2.14.8(1) and 4.13A.2.14.8(2) contained in Exception Table 4.13A.2.14 of this By-law shall not apply | | |
| 4.13A.2.7.2 | Maximum number of dwelling units on all lands zoned RM8-7 | 27 | |
| 4.13A.2.7.3 | Maximum floor space index | 0.68 | |
| 4.13A.2.7.4 | Maximum dwelling height: flat roof | 13.8 m | |
| 4.13A.2.7.5 | Minimum front yard | 5.9 m | |
| 4.13A.2.7.6 | Minimum interior side yard | 4.0 m | |
| 4.13A.2.7.7 | Minimum rear yard | 4.0 m | |
| 4.13A.2.7.8 | Maximum encroachment of a porch , inclusive of stairs, located at and accessible from the first storey or below the first storey of the back to back and/or stacked townhouse into a required yard | 2.5 m | |
| 4.13A.2.7.9 | Minimum setback from a garage face to a condominium road or sidewalk | 5.2 m | |
| 4.13A.2.7.10 | Minimum setback from a back to back and/or stacked townhouse to a condominium road | 1.5 m | |
| 4.13A.2.7.11 | Minimum setback from a back to back and/or stacked townhouse to a visitor parking space | 1.2 m | |
| 4.13A.2.7.12 | Minimum setback from a back to back and/or stacked townhouse to a sidewalk or internal walkway | 0.0 m | |
| 4.13A.2.7.13 | Minimum setback from a porch or deck , inclusive of stairs, to a condominium road , sidewalk or internal walkway | 0.0 m | |

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| 4.13A.2.8 | Exception: RM8-8 | Map # 57 | By-law: 0176-2012, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-8 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses /regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 4.13A.2.8.1 | (1) Townhouse | | |
| Regulations | | | |
| 4.13A.2.8.2 | The provisions contained in Subsection 2.1.14 of this By-law shall not apply | | |
| 4.13A.2.8.3 | For the purposes of this By-law all lands zoned RM8-8 shall be considered one lot | | |
| 4.13A.2.8.4 | Maximum number of dwelling units on all lands zoned RM8-8 | 149 | |
| 4.13A.2.8.5 | Maximum height | 15.0 m | |
| 4.13A.2.8.6 | Notwithstanding Schedule RM8-8 of this Exception, minimum setback from a garage face to a condominium road or sidewalk for townhouses located within each Block 'A' identified on Schedule RM8-8 of this Exception | | 10.0 m |

Exception RM8-8 continued on next page

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| 4.13A.2.8 | Exception: RM8-8 | Map # 57 | By-law: 0176-2012, 0181-2018/LPAT Order 2019 February 15 |
| Exception RM8-8 continued from previous page | | | |
| 4.13A.2.8.7 | Notwithstanding Schedule RM8-8 of this Exception, from a garage face to a condominium road or sidewalk for townhouses located within each Block 'B' identified on Schedule RM8-8 of this Exception | | 6.0 m |
| 4.13A.2.8.8 | Minimum setback from a back to back and/or stacked townhouse to a condominium road , sidewalk, internal walkway or parking spaces | | 0.5 m |
| 4.13A.2.8.9 | A balcony is permitted on top of an attached garage | | |
| 4.13A.2.8.10 | Maximum projection of a porch , inclusive of stairs, located at and accessible from the first storey or below the first storey outside the buildable area for each Block 'A' and Block 'B' identified on Schedule RM8-8 of this Exception | | 1.8 m |
| 4.13A.2.8.11 | Maximum projection of a porch , inclusive of stairs, located at and accessible from the first storey or below the first storey outside the buildable area for each Block 'C' identified on Schedule RM8-8 of this Exception | | 2.9 m |
| 4.13A.2.8.12 | An awning, window, chimney , pilaster or corbel may project outside the buildable area identified on Schedule RM8-8 of this Exception provided that the minimum setback to a condominium road or sidewalk shall be 0.5 m | | |
| 4.13A.2.8.13 | Minimum number of resident parking spaces per townhouse dwelling unit located within each Block 'A' identified on Schedule RM8-8 of this Exception | | 3.0 |
| 4.13A.2.8.14 | Minimum number of visitor parking spaces per townhouse dwelling unit located within each Block 'A' identified on Schedule RM8-8 of this Exception | | 0.0 |
| 4.13A.2.8.15 | Minimum number of resident parking spaces per townhouse dwelling unit located within each Block 'B' identified on Schedule RM8-8 of this Exception | | 2.0 |
| 4.13A.2.8.16 | Minimum number of resident parking spaces per one-bedroom back to back and/or stacked townhouse dwelling unit located within each Block 'C' identified on Schedule RM8-8 of this Exception | | 1.0 |
| 4.13A.2.8.17 | Minimum number of resident parking spaces per two-bedroom back to back and/or stacked townhouse dwelling unit located within each Block 'C' identified on Schedule RM8-8 of this Exception | | 1.3 |
| 4.13A.2.8.18 | Minimum number of resident parking spaces per three-bedroom back to back and/or stacked townhouse dwelling unit located within each Block 'C' identified on Schedule RM8-8 of this Exception | | 1.4 |
| 4.13A.2.8.19 | Minimum number of visitor parking spaces per townhouse dwelling unit located within each Block 'B' and per back to back and/or stacked townhouse dwelling unit located within each Block 'C' identified on Schedule RM8-8 of this Exception | | 0.20 |
| 4.13A.2.8.20 | The maximum driveway width shall be equal to the width of the garage face to a maximum of 4.0 m | | |
| 4.13A.2.8.21 | Notwithstanding Schedule RM8-8 of this Exception, one accessory building shall be permitted with a maximum floor area of 100 m ² | | |
| 4.13A.2.8.22 | All site development plans shall comply with Schedule RM8-8 of this Exception | | |

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| 4.13A.2.9 | Exception: RM8-9 | Map # 11 | By-law: 0118-2017, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-9 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.13A.2.9.1 | The provisions contained in Article 4.1.5.9 and the regulations of Clauses 4.13A.2.14.11(1), (2), (3), (6), (7), (9), (10) and (11) contained in Exception Table 4.13A.2.14 of this By-law shall not apply | | |
| 4.13A.2.9.2 | Maximum floor space index | 1.2 | |
| 4.13A.2.9.3 | Maximum number of dwelling units | 104 | |
| 4.13A.2.9.4 | Maximum height: flat roof , excluding any mechanical penthouse and/or access stairs | 11.0 m and 3 storeys | |
| 4.13A.2.9.5 | Maximum encroachment of a porch , exclusive of stairs, located at and accessible from the first storey of the back to back and/or stacked townhouse | 2.6 m | |
| 4.13A.2.9.6 | Maximum projection into a yard of a porch , inclusive of stairs, located at and accessible from the first storey of the back to back and/or stacked townhouse : | | |
| | (1) front yard | 3.8 m | |
| | (2) rear yard | 5.5 m | |
| | (3) interior side yard | 3.3 m | |
| 4.13A.2.9.7 | Maximum projection beyond buildable areas of an awning, window, chimney , pilaster, corbel or other architectural feature | 0.6 m | |
| 4.13A.2.9.8 | Minimum width of a sidewalk | 1.5 m | |
| 4.13A.2.9.9 | Minimum amenity area | 434 m ² | |
| 4.13A.2.9.10 | Maximum floor area of an accessory building | 30 m ² | |
| 4.13A.2.9.11 | Maximum height of an accessory building | 3.0 m | |
| 4.13A.2.9.12 | Minimum setback of a parking structure to any lot line | 2.5 m | |
| 4.13A.2.9.13 | Transformers and ventilation shafts shall be permitted to encroach into a required interior side yard | | |
| 4.13A.2.9.14 | Minimum number of resident parking spaces per three-bedroom dwelling unit | 1.4 | |
| 4.13A.2.9.15 | Minimum number of visitor parking spaces per dwelling unit | 0.2 | |
| 4.13A.2.9.16 | All site development plans shall comply with Schedule RM8-9 of this Exception | | |



Schedule RM8-9
Map 11

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| 4.13A.2.10 | Exception: RM8-10 | Map # 07 | By-law: 0010-2018, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-10 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.13A.2.10.1 | The provisions of Line 13.0 contained in Table 2.1.14.1 and the regulations of Clauses 4.13A.2.14.11(3) and 4.13A.2.14.11(4) contained in Exception Table 4.13A.2.14 of this By-law shall not apply | | |
| 4.13A.2.10.2 | Maximum floor space index | 1.5 | |
| 4.13A.2.10.3 | Maximum number of dwelling units | 148 | |
| 4.13A.2.10.4 | Maximum height: flat roof | 14.8 m | |
| 4.13A.2.10.5 | Maximum encroachment into a required front yard of a porch , inclusive of stairs, located at the first storey of a back to back and/or stacked townhouse | 3.5 m | |
| 4.13A.2.10.6 | A porch , inclusive of stairs, located at the first storey of a back to back and/or stacked townhouse , may project outside the buildable area identified on Schedule RM8-10 of this Exception | | |
| 4.13A.2.10.7 | Maximum projection of a raised terrace, located at the first storey of Block 5 and outside the buildable area identified on Schedule RM8-10 of this Exception | 3.5 m | |
| 4.13A.2.10.8 | Maximum projection of a porch or patio, exclusive of stairs, located below the first storey and outside the buildable area identified on Schedule RM8-10 of this Exception | 3.4 m | |
| 4.13A.2.10.9 | Maximum projection of a balcony , attached to a front wall , outside the buildable area identified on Schedule RM8-10 of this Exception | 1.5 m | |
| 4.13A.2.10.10 | Maximum projection outside the buildable area of an awning, window, chimney , or architectural feature | 0.6 m | |
| 4.13A.2.10.11 | Minimum setback from a side wall of a back to back and/or stacked townhouse to a sidewalk or an internal walkway | 1.4 m | |
| 4.13A.2.10.12 | Minimum setback of a rooftop balcony from all exterior edges of Blocks 2 and 7 | 1.2 m | |
| 4.13A.2.10.13 | Minimum setback between a surface parking space and a lot line that is not a street | 1.0 m | |
| 4.13A.2.10.14 | Minimum setback from a parking structure completely below finished grade to any lot line | 2.9 m | |
| 4.13A.2.10.15 | Minimum width of a condominium road/aisle | 6.0 m | |
| 4.13A.2.10.16 | Minimum width of a sidewalk | 1.8 m | |
| 4.13A.2.10.17 | Minimum width of an internal walkway | 1.5 m | |
| 4.13A.2.10.18 | Minimum amenity area | 5.6 m ² per dwelling unit | |
| 4.13A.2.10.19 | Minimum number of resident parking spaces per two-bedroom dwelling unit | 1.3 | |
| 4.13A.2.10.20 | Minimum number of resident parking spaces per three-bedroom dwelling unit | 1.4 | |
| 4.13A.2.10.21 | Minimum number of visitor parking spaces per dwelling unit | 0.2 | |
| 4.13A.2.10.22 | Transformers, ventilation shafts and external access stairwells to underground parking shall be permitted to encroach into a required interior side yard | | |

Exception RM8-10 continued on next page

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| 4.13A.2.11 | Exception: RM8-11 | Map # 25 | By-law: 0031-2018, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-11 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.13A.2.11.1 | The regulations of Clauses 4.13A.2.14.11(2), (3), (6), (9), and (10) contained in Exception Table 4.13A.2.14 of this By-law shall not apply | | |
| 4.13A.2.11.2 | Maximum floor space index | 1.8 | |
| 4.13A.2.11.3 | Maximum number of dwelling units | 144 | |
| 4.13A.2.11.4 | Maximum height: flat roof , exclusive of any parapet, mechanical penthouse and/or access stairs | 15.0 m and 4 storeys | |
| 4.13A.2.11.5 | Maximum projection beyond the buildable area of a porch , exclusive of stairs, located at or below the first storey of a back to back and/or stacked townhouse | 1.8 m | |
| 4.13A.2.11.6 | Maximum projection beyond the buildable area of an awning, window, chimney or other architectural feature | 0.6 m | |
| 4.13A.2.11.7 | Maximum projection beyond the buildable area of a wing wall attached to a back to back and/or stacked townhouse | 1.0 m | |
| 4.13A.2.11.8 | Maximum projection beyond the buildable area of a balcony , located at or above the first storey of a back to back and/or stacked townhouse | 2.3 m | |
| 4.13A.2.11.9 | Minimum setback of a parking structure constructed above or partially above finished grade to any lot line | 3.0 m | |
| 4.13A.2.11.10 | Minimum width of a condominium road | 6.0 m | |
| 4.13A.2.11.11 | Minimum width of a sidewalk | 1.5 m | |
| 4.13A.2.11.12 | Minimum amenity area | 201 m ² | |
| 4.13A.2.11.13 | Minimum number of resident parking spaces per unit | 1.1 | |
| 4.13A.2.11.14 | Minimum number of visitor parking spaces per unit | 0.15 | |
| 4.13A.2.11.15 | Stairwells and ventilation shafts shall be permitted outside of the buildable area, except for within the rear yard , and shall be set back a minimum of 3.0 m from an interior side lot line | | |
| 4.13A.2.11.16 | All site development plans shall comply with Schedule RM8-11 of this Exception | | |

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| 4.13A.2.12 | Exception: RM8-12 | Map # 11 | By-law: 0171-2018, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-12 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.13A.2.12.1 | Maximum floor space index | 1.0 | |
| 4.13A.2.12.2 | Minimum front and exterior side yard | 5.0 m | |
| 4.13A.2.12.3 | Minimum setback from a back to back and/or stacked townhouse to a sidewalk | 2.0 m | |
| 4.13A.2.12.4 | Minimum setback from a porch or deck , inclusive of stairs, to a condominium road | 1.7 m | |
| 4.13A.2.12.5 | Minimum setback from a porch or deck , inclusive of stairs, to a sidewalk | 0.0 m | |
| 4.13A.2.12.6 | Minimum setback from a side wall of a back to back and/or stacked townhouse to a condominium road | 0.0 m | |
| 4.13A.2.12.7 | Minimum setback of a parking structure constructed completely below finished grade to any lot line | 0.0 m | |
| 4.13A.2.12.8 | Minimum width of a condominium road/aisle | 6.0 m | |
| 4.13A.2.12.9 | Minimum width of a sidewalk | 1.5 m | |
| 4.13A.2.12.10 | Minimum amenity area | 100 m ² | |
| 4.13A.2.12.11 | Minimum number of resident parking spaces per one-bedroom dwelling unit | 1.0 | |

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| 4.13A.2.13 | Exception: RM8-13 | Map # 14 | By-law: 0191-2018, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-13 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Regulations | | | |
| 4.13A.2.13.1 | The provisions contained in Subsections 2.1.14 and 2.1.30 and Articles 4.1.1.3 and 4.1.1.4 contained in Subsection 4.1.1 of this By-law shall not apply | | |
| 4.13A.2.13.2 | Maximum floor space index | 1.5 | |
| 4.13A.2.13.3 | Maximum height: flat roof | 16.0 m and 3 storeys | |
| 4.13A.2.13.4 | The lot line abutting North Service Road shall be deemed to be the front lot line | | |
| 4.13A.2.13.5 | Minimum setback from the lot line abutting Camilla Road | 7.0 m | |
| 4.13A.2.13.6 | Maximum encroachment of a porch , inclusive of stairs, balcony , landing or awning located on the first storey , into a required yard | 4.5 m | |
| 4.13A.2.13.7 | Minimum setback from a back to back and/or stacked townhouse to a sidewalk or visitor parking space | 2.0 m | |
| 4.13A.2.13.8 | Minimum setback from a porch or deck , inclusive of stairs, to a condominium road or sidewalk | 2.0 m | |
| 4.13A.2.13.9 | Minimum setback from a side wall of a back to back and/or stacked townhouse to an internal walkway | 0.0 m | |

Exception RM8-13 continued on next page

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| 4.13A.2.13 | Exception: RM8-13 | Map # 14 | By-law: 0191-2018, 0181-2018/LPAT Order 2019 February 15 |
| Exception RM8-13 continued from previous page | | | |
| 4.13A.2.13.10 | Minimum setback from a side wall of a back to back and/or stacked townhouse to a condominium road and/or a visitor parking space | 3.0 m | |
| 4.13A.2.13.11 | Minimum setback from a parking structure constructed completely below finished grade to any lot line | 1.0 m | |
| 4.13A.2.13.12 | Minimum width of a sidewalk | 1.5 m | |
| 4.13A.2.13.13 | Minimum width of a condominium road and/or aisle | 6.0 m | |
| 4.13A.2.13.14 | Minimum amenity area | 250 m ² | |
| 4.13A.2.13.15 | Minimum number of resident parking spaces per two-bedroom dwelling unit | 1.3 | |
| 4.13A.2.13.16 | Minimum number of resident parking spaces per three-bedroom dwelling unit | 1.4 | |
| 4.13A.2.13.17 | Minimum number of visitor parking spaces per dwelling unit | 0.2 | |
| 4.13A.2.13.18 | "Amenity Area" means an indoor and/or outdoor recreational area provided for the communal use of the residents | | |
| Holding Provision | | | |
| <p>The holding symbol H is to be removed from the whole or any part of the lands zoned H-RM8-13 by further amendment to Map 14 of Schedule B contained in Part 13 of this By-law, as amended, upon satisfaction of the following requirements:</p> <ol style="list-style-type: none"> (1) submission of updated grading and servicing drawings to the satisfaction of the City; (2) submission of an updated Functional Servicing Report/Stormwater Management Report to the satisfaction of the City; (3) submission of final Remediation Report; (4) completion and filing of a Record of Site Condition (RSC) with the Ministry of Environment and Climate Change; (5) delivery of an executed agreement for community benefits pursuant to section 37 of the <i>Planning Act</i>, as amended, in a form and on terms satisfactory to the City; (6) delivery of an executed Development Agreement to the satisfaction of the City; (7) satisfactory arrangements for a right-in, right-out access onto North Service Road. | | | |

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| 4.13A.2.14 | Exception: RM8-14 | Map # 01, 03, 11, 20, 21, 25, 48E, 56 | By-law: 0325-2008, 0190-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
| In a RM8-14 zone the permitted uses and applicable regulations shall be as specified as follows: | | | |
| Permitted Uses | | | |
| 4.13A.2.14.1 | (1) Back to Back Townhouses (2) Stacked Townhouses | | |
| Regulations | | | |
| 4.13A.2.14.2 | Minimum lot frontage | | 30.0 m |
| 4.13A.2.14.3 | Minimum floor space index | | 0.4 |
| 4.13A.2.14.4 | Maximum floor space index | | 0.9 |
| 4.13A.2.14.5 | Maximum height: sloped roof | | 15.0 m |
| 4.13A.2.14.6 | Maximum height: flat roof | | 13.0 m |
| 4.13A.2.14.7 | Minimum front and exterior side yard | | 7.5 m |
| 4.13A.2.14.8 | Minimum interior side yard: | | 4.5 m |
| | (1) where a back to back and/or stacked townhouse has a height between 0.0 m and 10.0 m and any portion of the interior lot line abuts a zone permitting detached dwelling and/or semi-detached | | 7.5 m |
| | (2) where a back to back and/or stacked townhouse has a height greater than 10.0 m and any portion of the interior lot line abuts a zone permitting detached dwelling and/or semi-detached | | 10.0 m |
| 4.13A.2.14.9 | Minimum rear yard: | | 7.5 m |
| | (1) where a rear lot line , or any portion thereof, abuts a zone permitting an apartment, townhouse, street townhouse , and/or back to back and/or stacked townhouse , and/or an Institutional, Office, Commercial, Employment, or Utility Zone | | 4.5 m |
| | (2) where a back to back and/or stacked townhouse has a height greater than 10.0 m and less than 15.0 m and any portion of the rear lot line abuts a zone permitting detached dwelling and/or semi-detached | | 10.0 m |
| 4.13A.2.14.10 | Maximum encroachments into required yards: | | |
| | (1) a porch , inclusive of stairs, located at and accessible from the first storey or below the first storey of the back to back and/or stacked townhouse | | 1.8 m |
| | (2) an awning, window, chimney , pilaster or corbel | | 0.6 m |
| | (3) a deck , inclusive of stairs, balcony or awning, attached to a rear wall | | 2.5 m |
| | (4) a wing wall attached to a back to back and/or stacked townhouse | | 3.0 m |
| 4.13A.2.14.11 | Minimum internal setbacks: | | |
| | (1) from a garage face to a condominium road or sidewalk | | 6.0 m |
| | (2) from a back to back and/or stacked townhouse to a condominium road , sidewalk or visitor parking space | | 4.5 m |
| | (3) from a porch or deck , inclusive of stairs, to a condominium road or sidewalk | | 2.9 m |

Exception RM8-14 continued on next page

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| 4.13A.2.14 | Exception: RM8-14 | Map # 01, 03, 11, 20, 21, 25, 48E, 56 | By-law: 0325-2008, 0190-2014, 0174-2017, 0181-2018/LPAT Order 2019 February 15 |
| Exception RM8-14 continued from previous page | | | |
| 4.13A.2.14.11 (continued) | (4) | from an awning, window, chimney , pilaster or corbel to a condominium road or sidewalk | 3.9 m |
| | (5) | from a rear wall of a back to back and/or stacked townhouse to a side wall of another dwelling | 10.0 m |
| | (6) | from a rear wall of a back to back and/or stacked townhouse to a rear wall of another dwelling | 15.0 m |
| | (7) | from a rear wall of a back to back and/or stacked townhouse to an internal walkway | 7.5 m |
| | (8) | from a side wall of a back to back and/or stacked townhouse to a side wall of another dwelling | 3.0 m |
| | (9) | from a side wall of a back to back and/or stacked townhouse to an internal walkway | 1.5 m |
| | (10) | from a side wall of a back to back and/or stacked townhouse to a condominium road | 4.5 m |
| | (11) | from a side wall of a back to back and/or stacked townhouse to an abutting visitor parking space | 4.5 m |
| 4.13A.2.14.12 | Attached garage , parking and driveway : | | |
| | (1) | attached garage | Permitted |
| | (2) | minimum parking spaces | See Part 3 |
| | (3) | minimum visitor parking spaces | See Part 3 |
| | (4) | maximum driveway width | 3.0 m |
| 4.13A.2.14.13 | Parking areas and parking structure setbacks: | | |
| | (1) | minimum setback between a parking space and a street | 4.5 m |
| | (2) | minimum setback between a parking space and any other lot line | 3.0 m |
| | (3) | minimum setback of a parking structure constructed above or partially above finished grade to any lot line | 6.0 m |
| | (4) | minimum setback of a parking structure constructed completely below finished grade to any lot line | 3.0 m |
| 4.13A.2.14.14 | Condominium roads, aisles and sidewalks: | | |
| | (1) | minimum width of a condominium road/aisle | 7.0 m |
| | (2) | minimum width of a condominium road and/or aisle with an abutting parallel visitor parking space | 6.0 m |
| | (3) | condominium roads and aisles are permitted to be shared with abutting lands zoned to permit back to back and/or stacked townhouses, townhouses or apartments , or any combination of dwellings thereof | |
| | (4) | minimum width of a sidewalk | 2.0 m |
| 4.13A.2.14.15 | Minimum amenity area and landscaped area : | | |
| | (1) | minimum landscaped area | 40% of lot area |
| | (2) | minimum amenity area | The greater of 5.6 m ² per dwelling unit or 10% of the site area |
| | (3) | minimum percentage of total required amenity area to be provided in one contiguous area | 50% |
| 4.13A.2.14.16 | Accessory buildings and structures | | Permitted |

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| 4.13A.2.15 | Exception: RM8-15 | Map # 20 | By-law: LPAT Order 2019 March 26, 0048-2021 |
| In a RM8-15 zone the permitted uses and applicable regulations shall be as specified for a RM8-14 zone except that the following uses/regulations shall apply: | | | |
| Additional Permitted Use | | | |
| 4.13A.2.15.1 | (1) | Townhouse | |
| Regulations | | | |
| 4.13A.2.15.2 | The provisions contained in Subsections 2.1.14 and 2.1.30 and the regulations of Sentence 4.13A.2.14.8, Clauses 4.13A.2.14.9(2), 4.13A.2.14.11(1) to 4.13A.2.14.11(4), 4.13A.2.14.11(7), 4.13A.2.14.12(4), 4.13A.2.14.13(2) and 4.13A.2.14.15(3) contained in Exception Table 4.13A.2.14 of this By-law shall not apply | | |
| 4.13A.2.15.3 | The wall of a building or structure that faces a driveway shall be deemed to be the front wall | | |
| 4.13A.2.15.4 | Minimum rear yard | | 6.0 m |
| 4.13A.2.15.5 | Maximum dwelling height - flat roof , excluding any mechanical penthouse and/or access stairs | | 13.0 m |
| 4.13A.2.15.6 | Maximum encroachment of a porch or deck , inclusive of stairs, located at and accessible from the first storey or below the first storey , into a required front yard | | 1.8 m |
| 4.13A.2.15.7 | Minimum width of a condominium road/aisle | | 6.0 m |
| 4.13A.2.15.8 | Minimum width of a sidewalk | | 1.5 m |
| 4.13A.2.15.9 | Minimum landscaped area for all lands zoned RM8-15 | | 23% |
| 4.13A.2.15.10 | Minimum amenity area | | 5.6 m² per dwelling unit |
| 4.13A.2.15.11 | Stacked Townhouse: | | |
| | (1) | maximum encroachment into a front yard of a balcony | 1.6 m |
| | (2) | minimum setback from a rear wall of a stacked townhouse to a rear wall of another stacked townhouse | 10.0 m |
| | (3) | minimum setback of a side or rear wall to internal walkway | 0.0 m |
| | (4) | minimum setback from a front wall of a stacked townhouse to a condominium road | 2.5 m |
| | (5) | minimum setback of a maximum of one garage face to a condominium road | 5.0 m |
| | (6) | maximum number of units with one resident parking space | 1 |
| 4.13A.2.15.12 | Townhouse: | | |
| | (1) | minimum setback from a front wall to a condominium road | 2.5 m |
| | (2) | maximum encroachment of a balcony into a rear yard | 1.2 m |
| | (3) | maximum encroachment of a porch, deck or balcony inclusive of stairs into a required front yard | 1.6 m |
| 4.13A.2.15.13 | All site development plans shall comply with Schedule RM8-15 of this Exception | | |

