

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

# Residential Zones

## 6.1 List of Applicable Zones

|                         |   |
|-------------------------|---|
| Residential Low         | RL1, RL2, RL3, RL4, RL5, RL6<br>RL7, RL8, RL9, RL10, RL11 |
| Residential Uptown Core | RUC   |
| Residential Medium      | RM1, RM2, RM3, RM4  |
| Residential High        | RH  |

## 6.2 Permitted Uses

Uses permitted in the Residential Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Tables 6.2.1 and 6.2.2, below.

|  |        | RL1, RL2, RL3,<br>RL4, RL5, RL6 | RL7, RL8,<br>RL9 | RL10 | RL11 | RUC |
|--|--------|---------------------------------|------------------|------|------|-----|
| <i>Accessory dwelling</i>              | (1)    | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Bed and breakfast establishment</i> | (1)    | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Conservation use</i>                |        | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Day care</i>                        | (1)    | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Detached dwelling</i>               |        | ✓                               | ✓                | ✓    |      | ✓   |
| <i>Duplex dwelling</i>                 |        |                                 |                  | ✓    |      |     |
| <i>Emergency service facility</i>      |        | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Emergency shelter</i>               |        |                                 |                  |      |      |     |
| <i>Home occupation</i>                 |        | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Linked dwelling</i>                 |        |                                 |                  |      | ✓    |     |
| <i>Lodging house</i>                   | (1)(2) | ✓                               |                  |      | ✓    | ✓   |
| <i>Park, public</i>                    |        | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Place of worship</i>                |        |                                 |                  |      |      |     |
| <i>Private home day care</i>           | (1)    | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Private school</i>                  |        |                                 |                  |      |      |     |
| <i>Semi-detached dwelling</i>          |        |                                 | ✓                |      |      | ✓   |
| <i>Short-term accommodation</i>        | (4)    | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Stormwater management facility</i>  |        | ✓                               | ✓                | ✓    | ✓    | ✓   |
| <i>Townhouse dwelling</i>              |        |                                 |                  |      |      | ✓   |

### Additional Regulations for Permitted Uses Table 6.2.1

1. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling*.
2. The maximum number of *lodging units* shall be 3.
3. Permitted only on a *corner lot*.
4. Shall be subject to footnote 1 but shall exclude *accessory dwellings*.

# Residential Zones

| <b>Table 6.2.2: Permitted Uses in the Residential Medium and Residential High Zones (2017-025)</b> |            |            |            |            |           |
|--|------------|------------|------------|------------|-----------|
|  | <b>RM1</b> | <b>RM2</b> | <b>RM3</b> | <b>RM4</b> | <b>RH</b> |
| <i>Apartment dwelling</i>  |            |            |            | ✓          | ✓         |
| <i>Back-to-back townhouse dwelling</i>   |            | ✓          |            |            |           |
| <i>Conservation use</i>  | ✓          | ✓          | ✓          | ✓          | ✓         |
| <i>Day care</i> (1)  | ✓          | ✓          | ✓          | ✓          | ✓         |
| <i>Emergency service facility</i>  | ✓          | ✓          | ✓          | ✓          | ✓         |
| <i>Home occupation</i>   | ✓          | ✓          | ✓          | ✓          | ✓         |
| <i>Long term care facility</i>   |            |            | ✓          | ✓          | ✓         |
| <i>Park, public</i>  | ✓          | ✓          | ✓          | ✓          | ✓         |
| <i>Private home daycare</i> (1)  | ✓          | ✓          | ✓          | ✓          | ✓         |
| <i>Retail store, accessory</i>   |            |            |            |            | ✓         |
| <i>Retirement home</i>   |            |            | ✓          | ✓          | ✓         |
| <i>Short-term accommodation</i> (1)  | ✓          | ✓          | ✓          | ✓          | ✓         |
| <i>Stacked townhouse dwelling</i>  |            |            | ✓          |            |           |
| <i>Stormwater management facility</i>  | ✓          | ✓          | ✓          | ✓          | ✓         |
| <i>Townhouse dwelling</i>  | ✓          |            |            |            |           |

### Additional Regulations for Permitted Uses Table 6.2.2

1. A maximum of one of the *accessory uses* subject to this footnote shall be permitted in a *dwelling*.

# Residential Zones

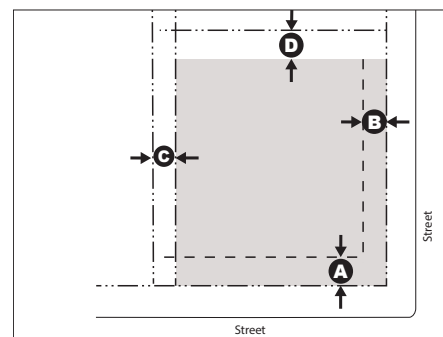
## 6.3 Regulations

The regulations for *lots* in a Residential *Zone* are set out in Tables 6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.3.5, 6.3.6, 6.3.7, 6.3.8, and 6.3.9, below.

|   | RL1                        | RL2                      | RL3                      | RL4                      | RL5                      | RL6                      |
|---|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Minimum <i>lot area</i>                                 | 1,393.5 m <sup>2</sup> (2) | 836.0 m <sup>2</sup> (2) | 557.5 m <sup>2</sup> (2) | 511.0 m <sup>2</sup> (2) | 464.5 m <sup>2</sup> (2) | 250.0 m <sup>2</sup> (3) |
| Minimum <i>lot frontage</i>                             | 30.5 m (2)                 | 22.5 m (2)               | 18.0 m (2)               | 16.5 m (2)               | 15.0 m (2)               | 11.0 m (3)               |
| Minimum <i>front yard</i> <b>A</b>                      | 10.5 m (-0)                | 9.0 m (-0)               | 7.5 m (-0)               | 7.5 m (-0)               | 7.5 m (-0)               | 3.0 m                    |
| Minimum <i>flankage yard</i> <b>B</b><br>(2016-013)     | 4.2 m                      | 3.5 m                    | 3.5 m                    | 3.5 m                    | 3.5 m                    | 3.0 m (8)                |
| Minimum <i>interior side yard</i> <b>C</b>              | 4.2 m                      | 2.4 m (4)                | 2.4 m and<br>1.2 m (5)   | 2.4 m and<br>1.2 m (5)   | 2.4 m and<br>1.2 m (5)   | 1.2 m and<br>0.6 m       |
| Minimum <i>rear yard</i> <b>D</b>                       | 10.5 m                     | 7.5 m (6)                | 7.5 m (6)                | 7.5 m (6)                | 7.5 m (6)                | 7.0 m (6)                |
| Maximum number of <i>storeys</i>                        | n/a (-0)                   | n/a (-0)                 | n/a (-0)                 | n/a (-0)                 | n/a (-0)                 | 2                        |
| Maximum <i>height</i>                                   | 10.5 m (-0)                | 12.0 m (-0)              | 12.0 m (-0)              | 12.0 m (-0)              | 12.0 m (-0)              | 10.5 m                   |
| Maximum <i>dwelling depth</i>                           | 20.0 m (1)                 | n/a                      | n/a                      | n/a                      | n/a                      | n/a                      |
| Maximum <i>residential floor area ratio</i> (2017-025)  | n/a (-0)                   | n/a (-0)                 | n/a (-0)                 | n/a (-0)                 | n/a (-0)                 | 75% (7)                  |
| Maximum <i>lot coverage for the dwelling</i> (2017-025) | 30% (-0)                   | 30% (-0)                 | 35% (-0)                 | 35% (-0)                 | 35% (-0)                 | n/a                      |

### Additional Regulations for Zone Regulations Table 6.3.1

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix *Zone*, the regulations of Section 6.4 shall apply.
1. A single *storey* extension that is less than or equal to 7.5 metres in *height* is permitted to extend an additional 3.0 metres into a *rear yard* provided that *minimum interior side yards* and *minimum flankage yards* of 9.0 metres are established on both sides of the single *storey* extension.
2. Within Plans of Subdivision registered after November 1, 1965, the minimum *lot frontage* may be reduced by 4.5 metres and minimum *lot area* proportionately reduced on a *lot* provided the average *lot frontage* and *lot area* throughout the entire Plan of Subdivision are not less than the minimum shown in the regulations tables for these *zones*.
3. For a *corner lot*, the minimum *lot area* shall be 285.0 square metres and the minimum *lot frontage* shall be 12.5 metres.
4. The *minimum interior side yard* shall be reduced to 1.2 metres on one side only where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
5. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. The maximum *residential floor area* shall be the lesser of 355.0 square metres or the potential maximum *residential floor area* available at 75% *residential floor area ratio*. (2017-025)
8. The minimum setback from a daylight triangle shall be 0.7 metres. (2016-013)



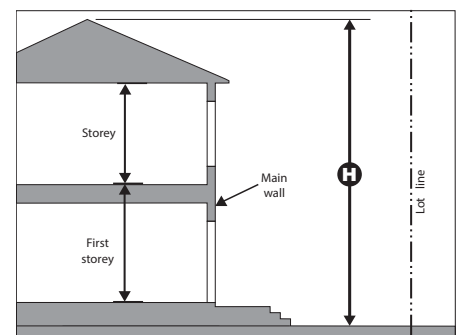
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

# Residential Zones

|   |          | <i>Detached dwellings</i> | <i>Semi-detached dwellings</i> |
|---|----------|---------------------------|--------------------------------|
| Minimum <i>lot area</i>                             |          | 557.5 m <sup>2</sup>      | 743.0 m <sup>2</sup>           |
| Minimum <i>lot frontage</i>                         |          | 18.5 m                    | 21.0 m                         |
| Minimum <i>front yard</i><br>(2015-018)             | <b>A</b> | 7.5 m (-0)                | 7.5 m                          |
| Minimum <i>flankage yard</i>                        | <b>B</b> | 3.5 m                     | 3.5 m                          |
| Minimum <i>interior side yard</i>                   | <b>C</b> | 1.8 m and 1.2 m (1)       | 3.0 m (2)                      |
| Minimum <i>rear yard</i>                            | <b>D</b> | 7.5 m (3)                 | 7.5 m                          |
| Maximum number of <i>storeys</i>                    | <b>H</b> | n/a (-0)                  | n/a                            |
| Maximum <i>height</i>                               | <b>H</b> | 12.0 m (-0)               | 12.0 m                         |
| Maximum <i>lot coverage</i> for the <i>dwelling</i> |          | 35% (-0)                  | 35%                            |

### Additional Regulations for Zone Regulations Table 6.3.2

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 2. The *minimum interior side yard* shall be reduced to 1.8 metres where an attached *private garage* meeting the minimum dimension requirements of Section 5.2.3(b) of this By-law is provided.
- 3. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.



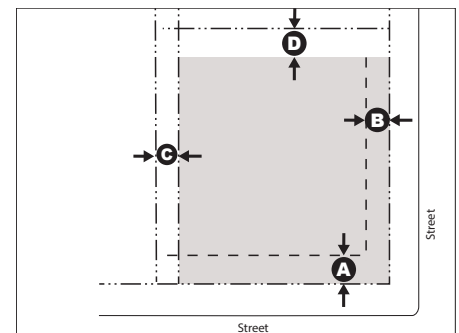
Height is measured to the tallest point of the building.

# Residential Zones

|   |          | <i>Detached dwellings</i> | <i>Semi-detached dwellings</i> |
|---|----------|---------------------------|--------------------------------|
| Minimum <i>lot area</i>   |          | 360.0 m <sup>2</sup> (1)  | 450.0 m <sup>2</sup> (3)       |
| Minimum <i>lot frontage</i>   |          | 12.0 m (2)                | 18.0 m (4)                     |
| Minimum <i>front yard</i> (2015-018)  | <b>A</b> | 4.5 m (-0)                | 4.5 m                          |
| Minimum <i>flankage yard</i> (2016-013)   | <b>B</b> | 3.0 m (9)                 | 3.0 m (9)                      |
| Minimum <i>interior side yard</i>   | <b>C</b> | 0.6 m (5)                 | 2.0 m                          |
| Minimum <i>rear yard</i>  | <b>D</b> | 7.5 m (6)                 | 7.5 m                          |
| Maximum number of <i>storeys</i>  | <b>H</b> | 2 (7)                     | 2 (7)                          |
| Maximum <i>height</i>   | <b>H</b> | 10.5 m (-0)               | 10.5 m                         |
| Maximum <i>residential floor area</i> for a <i>detached dwelling</i> on Map 19(1), 19(2), 19(2a), or Map 19(15) (2015-018)      |          | 200.0 m <sup>2</sup> (8)  | n/a                            |
| Maximum <i>residential floor area</i> for a <i>semi-detached dwelling</i> on Map 19(1), 19(2), 19(2a), or Map 19(15) (2015-018) |          | n/a                       | 180.0 m <sup>2</sup>           |
| Maximum <i>residential floor area ratio</i> for all other <i>lots</i> (2015-018)  |          | 65% (7)                   | 65% (7)                        |
| Maximum <i>lot coverage</i> for the <i>dwelling</i>   |          | n/a (-0)                  | n/a                            |

### Additional Regulations for Zone Regulations Table 6.3.3

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the regulations of Section 6.4 shall apply.
1. The minimum *lot area* shall be 405.0 square metres for a *corner lot*.
2. The minimum *lot frontage* shall be 13.5 metres for a *corner lot*.
3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
4. The minimum *lot frontage* shall be 20.0 metres for a *corner lot*.
5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same zone. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
8. Section 6.4.1 shall not apply to a *detached dwelling* in the Residential Low (RL8-0) Zone. (2015-018)
9. The minimum setback from a daylight triangle on *lots* not in the -0 Suffix Zone shall be 0.7 metres. (2016-013)



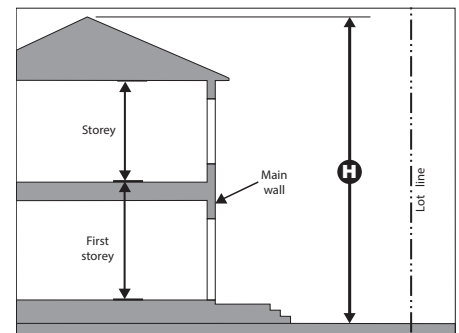
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

# Residential Zones

|  | <i>Detached dwellings</i> | <i>Semi-detached dwellings</i> |
|--|---------------------------|--------------------------------|
| Minimum <i>lot area</i>                                | 270.0 m <sup>2</sup> (1)  | 450.0 m <sup>2</sup> (3)       |
| Minimum <i>lot frontage</i>                            | 9.0 m (2)                 | 15.0 m (4)                     |
| Minimum <i>front yard</i> <b>A</b>                     | 4.5 m                     | 4.5 m                          |
| Minimum <i>flankage yard</i> <b>B</b><br>(2016-013)    | 3.0 m (8)                 | 3.0 m (8)                      |
| Minimum <i>interior side yard</i> <b>C</b>             | 0.6 m (5)                 | 1.8 m                          |
| Minimum <i>rear yard</i> <b>D</b>                      | 7.5 m (6)                 | 7.5 m                          |
| Maximum number of <i>storeys</i> <b>H</b>              | 2 (7)                     | 2 (7)                          |
| Maximum <i>height</i> <b>H</b>                         | 10.5 m                    | 10.5 m                         |
| Maximum <i>residential floor area ratio</i> (2015-018) | 65% (7)                   | 65% (7)                        |
| Maximum <i>lot coverage</i> for the <i>dwelling</i>    | n/a                       | n/a                            |

### Additional Regulations for Zone Regulations Table 6.3.4

1. The minimum *lot area* shall be 315.0 square metres for a *corner lot*.
2. The minimum *lot frontage* shall be 10.5 metres for a *corner lot*.
3. The minimum *lot area* shall be 510.0 square metres for a *corner lot*.
4. The minimum *lot frontage* shall be 17.0 metres for a *corner lot*.
5. A minimum *separation distance* of 2.4 metres shall be required between *detached dwellings* on abutting *lots* in the same *zone*. The aggregate distance of the *interior side yards* on a *lot* shall equal 2.4 metres.
6. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.
7. Notwithstanding the above, *residential floor area* above the second *storey* is permitted provided that the *residential floor area* above the second *storey* shall not exceed 35% of the *residential floor area* of the second *storey* below.
8. The minimum setback from a daylight triangle shall be 0.7 metres.  
(2016-013)



Height is measured to the tallest point of the building.

## Residential Zones

|   | <i>Detached dwellings</i> | <i>Duplex dwellings</i> |
|---|---------------------------|-------------------------|
| Minimum <i>lot area</i>                             | 464.5 m <sup>2</sup>      | 743.0 m <sup>2</sup>    |
| Minimum <i>lot frontage</i>                         | 15.0 m                    | 21.0 m                  |
| Minimum <i>front yard</i> <b>A</b>                  | 7.5 m                     | 7.5 m                   |
| Minimum <i>flankage yard</i> <b>B</b>               | 3.5 m                     | 3.5 m                   |
| Minimum <i>interior side yard</i> <b>C</b>          | 2.4 m and 1.2 m (1)       | 3.5 m                   |
| Minimum <i>rear yard</i> <b>D</b>                   | 7.5 m (2)                 | 7.5 m                   |
| Maximum number of <i>storeys</i> <b>H</b>           | n/a (-0)                  | n/a                     |
| Maximum <i>height</i> <b>H</b>                      | 12.0 m (-0)               | 12.0 m                  |
| Maximum <i>lot coverage</i> for the <i>dwelling</i> | 35% (-0)                  | 25%                     |

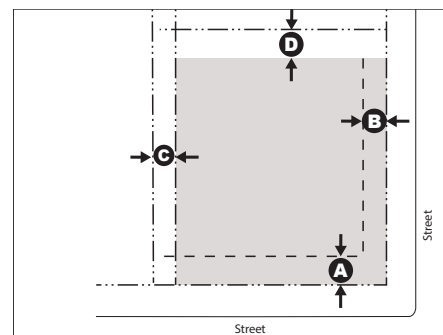
**Additional Regulations for Zone Regulations Table 6.3.5**

- 0. Where lands are shown on the Part 19 Maps of this By-law to be in the -0 Suffix Zone, the additional regulations of Section 6.4 shall apply.
- 1. The *minimum interior side yard* shall be reduced to 1.2 metres on both sides where an attached *private garage* having a minimum interior width of 3.0 metres and a minimum depth of 5.7 metres is provided.
- 2. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.

|   | <i>Linked dwellings</i> |
|---|-------------------------|
| Minimum <i>lot area</i>                             | 650.0 m <sup>2</sup>    |
| Minimum <i>lot frontage</i>                         | 18.0 m                  |
| Minimum <i>front yard</i> <b>A</b>                  | 6.0 m                   |
| Minimum <i>flankage yard</i> <b>B</b>               | 3.5 m                   |
| Minimum <i>interior side yard</i> <b>C</b>          | 1.5 m and 0.6 m         |
| Minimum <i>rear yard</i> <b>D</b>                   | 7.5 m (1)               |
| Maximum <i>height</i> <b>H</b>                      | 12.0 m                  |
| Maximum <i>lot coverage</i> for the <i>dwelling</i> | 35%                     |

**Additional Regulations for Zone Regulations Table 6.3.6**

- 1. The *minimum rear yard* shall be reduced to 3.5 metres on a *corner lot* where an *interior side yard* of 3.0 metres is provided.



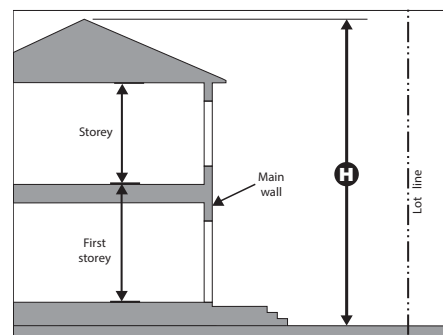
The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.

## Residential Zones

|   | <i>Detached dwellings</i>                                      | <i>Semi-detached dwellings</i> | <i>Townhouse dwellings</i>        |
|---|--|--------------------------------|-----------------------------------|
| Minimum <i>lot area</i> (2017-025)  | 220.0 m <sup>2</sup>   | 350.0 m <sup>2</sup>           | 150.0 m <sup>2</sup> per dwelling |
| Minimum <i>lot frontage</i>   | 7.0 m  | 11.0 m                         | 14.5 m                            |
| Minimum <i>front yard</i>   | <b>A</b> 3.0 m (1)   | 3.0 m (1)                      | 3.0 m (1)                         |
| Minimum <i>flankage yard</i>  | <b>B</b> 2.0 m (2)   | 2.0 m (2)                      | 2.0 m (2)                         |
| Minimum <i>interior side yard</i>   | <b>C</b> 0.6 m   | 0.6 m                          | 0.6 m                             |
| Minimum <i>rear yard</i> (2017-025)   | <b>D</b> 3.0 m (3,6)   | 3.0 m (3,6)                    | 3.0 m (3,6)                       |
| Maximum number of <i>storeys</i>  | <b>H</b> 3   | 3                              | 3                                 |
| Maximum <i>height</i>   | <b>H</b> 12.0 m  | 12.0 m                         | 12.0 m                            |
| Maximum <i>lot coverage</i> for the dwelling  | n/a  | n/a                            | n/a                               |
| Notwithstanding Section 4.3, maximum projection into a <i>minimum side yard</i> permitted for air conditioners, heat pumps, swimming pool pumps, filters, and heaters | Permitted up to 0.0 metres from the applicable <i>lot line</i> |                                |                                   |
| Maximum depth for an <i>accessory building</i>  | 7.5 m, measured from the <i>rear lot line</i> (4)              |                                |                                   |
| Minimum <i>interior side yard</i> for an <i>accessory building</i>  | 0.0 m  |                                |                                   |
| Notwithstanding Section 6.5.2, maximum height for an <i>accessory building</i> (2015-018)   | 5.5 m (5)  |                                |                                   |

**Additional Regulations for Zone Regulations Table 6.3.7**

- Shall be 4.5 metres for *lots* adjacent to Glenashton Drive or Parkhaven Boulevard.
- Where a *side yard* abuts a *lane*, *buildings* and *structures* shall be set back 1.0 metre from the *side lot line*.
- Shall be 13.0 metres for *lots* having a *lot depth* equal to or greater than 30.0 metres.
- A 1.0 metre projection for a stairway plus a covered and unenclosed walkway having a maximum width of 1.2 metres are additionally permitted in the area between the main *dwelling unit* and the *accessory building*.
- The maximum *height* shall be reduced to 3.5 metres when the *lot depth* is less than 29.0 metres.
  - For the purposes of this provision, height shall be measured from grade to the highest point of a flat roof, the deck line of a mansard roof, or the mean height between the eaves and ridge of the gables, hip, or gambrel roof. (2015-018)
- Notwithstanding any other provision of this By-law, where a *private garage* is accessed by a *driveway* crossing a *rear lot line* from a *lane* in the RUC Zone, the *private garage* shall be permitted to be a minimum of 0.30 metres from the *rear lot line*. (2017-025)



*Height is measured to the tallest point of the building.*



# Residential Zones

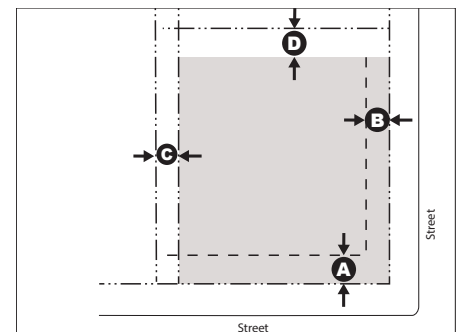
*Additional parking regulations apply in the Residential Uptown Core (RUC) Zone. Refer to Section 6.8 of this By-law for these regulations.*

|   | <b>RM1</b><br><i>(Townhouse dwellings)</i> | <b>RM2</b><br><i>(Back-to-back townhouse dwellings)</i> | <b>RM3</b><br><i>(Stacked townhouse dwellings)</i> | <b>RM4</b><br><i>(Apartment dwellings)</i> |
|---|--|---|--|--|
| Minimum lot area (2017-025)   | 135.0 m <sup>2</sup> per dwelling          | 135.0 m <sup>2</sup> per dwelling                       | 1,486.5 m <sup>2</sup>                             | 1,486.5 m <sup>2</sup>                     |
| Minimum lot frontage  | 30.5 m                                     | 30.5 m  | 24.0 m   | 24.0 m                                     |
| Minimum front yard <b>A</b>   | 4.5 m                                      | 6.0 m   | 6.0 m  | 6.0 m                                      |
| Minimum flankage yard (2016-013) <b>B</b>                               | 3.0 m                                      | 3.0 m (1)   | 3.0 m (1)  | 3.0 m                                      |
| Minimum interior side yard (2016-013) <b>C</b>                          | 1.2 m                                      | 1.2 m   | 1.2 m  | 4.5 m                                      |
| Minimum separation distance between buildings containing dwelling units | 2.4 m                                      | 2.4 m   | 2.4 m  | 2.4 m                                      |
| Minimum rear yard <b>D</b>  | 6.0 m                                      | 0.0 m   | 6.0 m  | 6.0 m                                      |
| Maximum number of storeys <b>H</b>                                      | 3  | 3   | 3  | 4  |
| Maximum height <b>H</b>   | 12.0 m                                     | 12.0 m  | 12.0 m   | 15.0 m                                     |
| Maximum lot coverage for the dwelling                                   | n/a  | n/a   | n/a  | n/a  |
| Minimum landscaping coverage  | 10%  | 10%   | 10%  | 10%  |

### Additional Regulations for Zone Regulations Table 6.3.8

- The minimum setback from a daylight triangle shall be 0.7 metres. (2016-013)

|                                     | <i>Apartment dwellings</i>  |
|-------------------------------------|---|
| Minimum lot area                    | 1,858.0 m <sup>2</sup>  |
| Minimum lot frontage                | 24.0 m  |
| Minimum front yard <b>A</b>         | 7.5 m   |
| Minimum flankage yard <b>B</b>      | 3.5 m   |
| Minimum interior side yard <b>C</b> | 4.5 m   |
| Minimum rear yard <b>D</b>          | 7.5 m   |
| Maximum height <b>H</b>             | The height legally existing on the lot on the effective date of this By-law |
| Maximum lot coverage                | 35%   |
| Minimum landscaping coverage        | 10%   |



*The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed. This area is further reduced by maximum lot coverage and maximum floor area standards where those standards apply.*

## Residential Zones

### 6.4 The -0 Suffix Zone

Notwithstanding any other provision of this By-law, the following regulations shall apply on lands subject to the -0 Suffix Zone.

#### 6.4.1 Residential Floor Area Ratio

The maximum *residential floor area ratio* for a *detached dwelling* shall be as shown in Table 6.4.1, below.

| Lot area  | Maximum Residential Floor Area Ratio |
|---|--------------------------------------|
| Less than 557.5 m <sup>2</sup>                    | 43%                                  |
| 557.50 m <sup>2</sup> – 649.99 m <sup>2</sup>     | 42%                                  |
| 650.00 m <sup>2</sup> – 742.99 m <sup>2</sup>     | 41%                                  |
| 743.00 m <sup>2</sup> – 835.99 m <sup>2</sup>     | 40%                                  |
| 836.00 m <sup>2</sup> – 928.99 m <sup>2</sup>     | 39%                                  |
| 929.00 m <sup>2</sup> – 1,021.99 m <sup>2</sup>   | 38%                                  |
| 1,022.00 m <sup>2</sup> – 1,114.99 m <sup>2</sup> | 37%                                  |
| 1,115.00 m <sup>2</sup> – 1,207.99 m <sup>2</sup> | 35%                                  |
| 1,208.00 m <sup>2</sup> – 1,300.99 m <sup>2</sup> | 32%                                  |
| 1,301.00 m <sup>2</sup> or greater                | 29%                                  |

*The “-0” Suffix Zone replaces the R0 Zone framework from the previous 1984 Zoning By-law.*

*Ontario Superior Court of Justice (Divisional Court) Order File #DC-16-0065-00 applies to 2108 -2134 Lakeshore Rd E and 2061 Lakeshore Rd E. Refer to court order for regulations related to height and lot coverage for the noted properties.*

#### 6.4.2 Maximum Lot Coverage

- a) For a lot with a *detached dwelling*, the maximum *lot coverage* shall be as shown in Table 6.4.2, below.

| Parent Zone                             | Where the detached dwelling is less than or equal to 7.0 metres in height | Where the detached dwelling is greater than 7.0 metres in height |
|---|---|--|
| RL1 and RL2 Zones                       | Shall be equal to the maximum <i>lot coverage</i> for the parent zone     | 25%  |
| RL3, RL4, RL5, RL7, RL8, and RL10 Zones |   | 35%  |

- b) Notwithstanding section 6.5.2(e) of this By-law, no additional *lot coverage* is permitted for *accessory buildings* and *structures* in a -0 Suffix Zone.

*All buildings and structures on a lot in a -0 Suffix Zone shall count toward the same lot coverage maximum.*

## Residential Zones

### 6.4.3 Minimum and Maximum Front Yard

- a) The *minimum front yard* on all *lots* shall be the *yard* legally existing on the effective date of this By-law less 1.0 metre.
- b) Notwithstanding subsection (a) above, where a lot was vacant on the effective date of this By-law or a new lot is created after the effective date of this By-law, the *minimum front yard* shall be equal to the *minimum front yard* required for the parent *zone*.
- c) The *maximum front yard* for new *dwellings* on all *lots* shall be 5.5 metres greater than the *minimum front yard* for the applicable *lot*.  
(2017-025)

*An existing lot where a new dwelling or addition is proposed that would bring the dwelling closer to the street requires relief from this By-law. Contact Planning Services for more information.*

### 6.4.4 Main Wall Proportionality

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law:

- a) A minimum of 50% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
- b) For clarity, Section 6.4.4 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

### 6.4.5 Balcony and Deck Prohibition

*Balconies* and *uncovered platforms* are prohibited above the floor level of the *first storey* on any *lot* in the -0 Suffix *Zone*.

### 6.4.6 Height and Storeys

- a) The maximum number of *storeys* shall be 2.
- b) *Floor area* is prohibited above the second *storey*.
- c) The maximum *height* shall be 9.0 metres.

# Residential Zones

## 6.5 Accessory Buildings and Structures

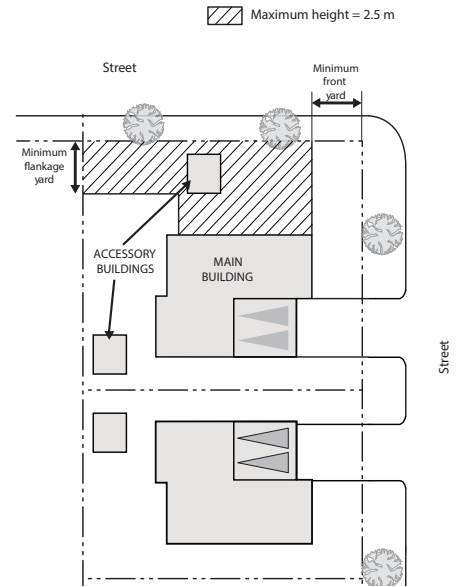
The following regulations apply to *accessory buildings and structures*:

### 6.5.1 General Provisions

- a) An *accessory building or structure* shall be located on the same *lot* as primary *use* to which it is associated.
- b) An *accessory building or structure* shall not be used for human habitation or an occupation for gain or profit, unless otherwise permitted by this By-law.

### 6.5.2 Regulations

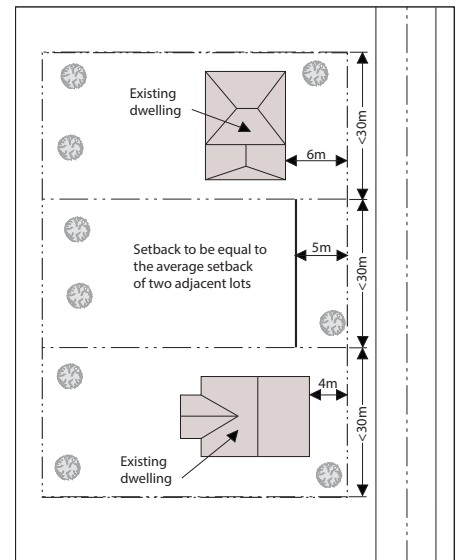
- a) The maximum *height* for an *accessory building or structure* shall be 4.0 metres, measured from *grade*.
- b) In a *front or interior side yard* the *minimum yard* for an *accessory building or structure* shall be the same as for the *dwelling* on the *lot*.
- c) In a *flankage or rear yard*, the *minimum yard* from any *lot line* shall be 0.6 metres, provided that the *accessory building or structure* has a *minimum separation distance* of 2.0 metres from the *dwelling*.
- d) Notwithstanding subsections (a) above, an *accessory building or structure* shall have a maximum *height* of 2.5 metres, measured from *grade*, in the following locations:
  - i) A *flankage yard*; or,
  - ii) That portion of a *rear yard* defined by a distance equal to the *minimum flankage yard* required for the *dwelling* in the applicable *zone* from the *flankage lot line*.
- e) The maximum *lot coverage* shall be the greater of 5% of the *lot area* or 42.0 square metres of *building area*, except as specified otherwise by this By-law. This *lot coverage* shall be additional to the maximum *lot coverage* for the *dwelling*.



Property owners should check for easements on their lot prior to placing an accessory building or structure. Most easements prohibit buildings and structures. The easement holder may demand that the building or structure be moved.

## 6.6 Reduced Minimum Front Yard in Residential Zones

The *minimum front yard* for any *dwelling* erected between *dwelling*s that legally existed on the effective date of this By-law in the same block with *yards* abutting the same *road* that, when averaged, are less than the minimum requirement of the applicable *zone* shall be the average of the *yards* abutting the same *road* established by the nearest *dwelling* on each side. (2015-079)



In this scenario, the minimum front yard is reduced to 5.0 metres by Section 6.6.

In the -0 Suffix Zone, Section 6.6 can only be used where the average is less than the minimum front yard in the parent chart.

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## Residential Zones

### 6.7 Day Cares in Residential Zones

The following additional regulations apply to a *day care*:

- a) A *day care* is permitted only on a *lot* where the *front lot line* or *flankage lot line* abuts an *arterial road* or *major collector road*. (2015-079)
- b) The *minimum interior side yard* is 4.2 metres.
- c) Notwithstanding Section 5.8.2(b) and (c) of this By-law, the maximum width of a *driveway* in a *front* or *flankage yard* shall be 6.0 metres, with an additional 5.7 metres of continuous hard surface permitted.
- d) Playground equipment equal to or greater than 1.8 metres in *height* shall be set back a minimum of 5.0 metres from all *lot lines*.
- e) Playground equipment less than 1.8 metres in *height* shall be set back a minimum of 2.0 metres from all *lot lines*.

### 6.8 Parking Regulations in the Residential Uptown Core (RUC) Zone

The following provisions apply to *parking spaces*, *driveways*, and *private garages* in the Residential Uptown Core (RUC) Zone.

- a) The minimum *separation distance* between a *dwelling unit* and a *private garage* or *parking space* on a *lot* having a *lot depth* equal to or greater than 30.0 metres shall be 6.0 metres.
- b) Subsection (a) above shall not apply to any attached *private garage* erected prior to the effective date of this By-law.
- c) A *driveway* on a *lot* containing a *detached dwelling*, *semi-detached dwelling*, or *townhouse dwelling* shall only be permitted to cross the *rear lot line*.
- d) A *private garage* and a *parking space* are only permitted in a *rear yard*.
- e) Notwithstanding subsection (d) above, an outdoor *parking space* is permitted to encroach into a *flankage yard* provided the majority of the *parking space* is located within the *rear yard*.
- f) Notwithstanding Section 5.2 of this By-law, no parking spaces shall be required for a *retail store* located on a *lot* in the Residential Uptown Core (RUC) Zone.

### 6.9 Parking Structures in Residential Zones

The following provisions apply to *parking structures*.

- a) The storage of vehicles for repair is prohibited in a *parking structure*.
- b) No setbacks or *yards* shall be required for any portion of a *parking structure* including stairways, and other similar facilities, that at no point is more than 1.37 metres in height above the elevation of the nearest point on the nearest *lot line*, except:
  - i) Where abutting any Residential Zone where the minimum setback shall be 1.0 metre; and,
  - ii) Ventilator shafts shall be set back a minimum of 3.5 metres from any *lot line*.

## Residential Zones

### 6.10 Separation of Dwelling Units

- a) The proposed *lot lines* within a *lot* or block designated for *semi-detached, townhouse, back-to-back townhouse, and stacked townhouse dwelling units* will be deemed to be the *lot lines* for zoning purposes until Part Lot Control or Consent formally establishes the *lot lines*.
- b) The entirety of the *lot* or block designated for *semi-detached, townhouse, back-to-back townhouse, and stacked townhouse dwellings* shall be used for the purposes of determining compliance with the zone regulations of Section 6.3, parking requirements, and *landscaping* requirements of this By-law. (2016-013)
- c) For *lots* tied to a *common element condominium*, the applicable zoning regulations shall apply to the freehold portions of the *lots* or blocks designated for *townhouse, back-to-back townhouse, and stacked townhouse dwelling units*.