

PART 22 LEGACY ZONES

2201 Definitions

For ease of use, all words appearing in *italics* are defined terms in this Part or Bylaw.
In this Part:

CARRIAGE HOUSE means an *accessory dwelling unit* located primarily above a detached *accessory off-street parking structure* that is subordinate to the *principal building* in terms of size, scale and massing, with a separate entrance directly from the exterior and all *floor area* at or above *finished grade*.

DUPLEX RESIDENTIAL means a *residential use* in which a *principal building* is used for two *principal dwelling units*.

FOURPLEX RESIDENTIAL means a *residential use* in which a *principal building* is used for four *principal dwelling units*.

GARDEN COTTAGE means an *accessory dwelling unit* in a single *storey building* on a *lot* that is detached from the *principal building* and is subordinate to the *principal building* in terms of size, scale, and massing.

MULTIPLEX RESIDENTIAL means a *residential use* that includes three or more *principal dwelling units* on a *lot* in attached, detached or semi-detached forms; **excludes** *apartment, townhouse, fourplex residential* and *triplex residential*.

NEIGHBOURHOOD ATTACHED RESIDENTIAL means those *lots* identified as “NAR Designated” in Schedule “R” to this Bylaw.

ONE-FAMILY RESIDENTIAL means a *residential use* in which the *building* on a *lot* is used for one *dwelling unit*; may also contain a *secondary suite*.

SECONDARY SUITE means an *accessory dwelling unit* contained within a *building* of residential occupancy containing only one *principal dwelling unit*.

TRIPLEX RESIDENTIAL means a *residential use* in which a *principal building* is used for three *principal dwelling units*.

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PART 22 LEGACY ZONES

2202 Interpretation

(1) Application

Part 22 Legacy Zones only apply to lands zoned RS-1, RS-3, RS-4, RT-1 and RT-3 as of June 30, 2025 and RM-3, RM-4, RM-4A, RM-5 and RM-6 as of June 30, 2026. The provisions of these zones shall be used to regulate the *use* and development of applicable lands until such lands are rezoned, but the Part 22 Legacy Zones are not intended to be considered for rezoning of any lands within the *City*.

(2) Secondary Suites

A *secondary suite* is permitted only where it complies with all of the following:

- (a) Only one *secondary suite* is permitted in a *one-family residential* dwelling and not in a detached *accessory building*;
- (b) The *secondary suite* must be contained within the *principal building* and not in a detached *accessory building*;
- (c) The *secondary suite* is not subject to *subdivision* under the provisions of either the Land Title Act or the Strata Property Act;
- (d) Notwithstanding the regulations under Part 7, Sub-section 705(2), the additional *secondary suite accessory off-street parking* space must be located on-site with a minimum space length of 5.0 metres; and
- (e) Where the *one-family residential use* is serviced by an on-site sewer system, confirmation in writing from the applicable licensing body that the capacity of the sewer system will not be compromised by the presence of the *secondary suite*.

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PART 22 LEGACY ZONES

2203 RS-1 One-Family Residential

(1) Intent

This zone provides exclusively for the development of low *density* single *family* lots with a minimum *lot size* of 650 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *One-family residential*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 2202(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (f) A *one-family residential use* is not permitted on a *lot* having an area less than:
 - (i) 650 m²; or
 - (ii) 555 m², where the *lot* being subdivided has an area between 1,110 m² and 1951 m² and was in existence prior to 1996 02 19.
- (g) The minimum *lot width* is 13.5 metres;
- (h) The minimum *lot depth* is 22.7 metres;
- (i) The maximum *lot size* for a public park is 0.8 hectares.

2203 RS-1 One-Family Residential

(5) Density

- (a) The maximum *density* shall be 18 units per hectare;
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

No more than one *principal building* is permitted per *lot*.

(8) Setbacks

- (a) *Buildings and structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>One-family residential, and-public parks</i>	7.6	7.6	1.8	3.8
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setback may increase under Sections 518, 519 and 523 or decrease under Section 514.

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(9) Location of Uses

Secondary suite use, see Section 2202(2).

(10) Height

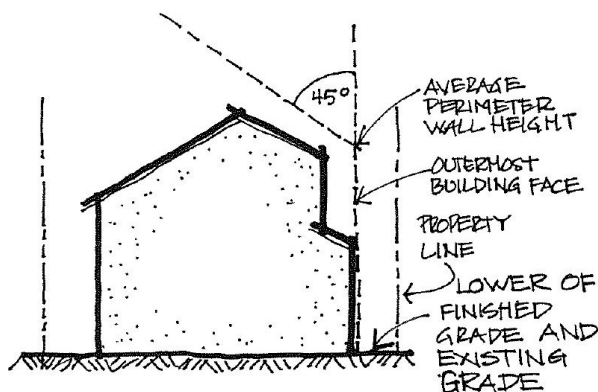
- (a) *Buildings and structures for one-family residential use* must not exceed a *height* of:
 - (i) 7.3 metres; or
 - (ii) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings and structures for accessory residential or accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum volume occupied by the *principal building* on a *lot* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:
 - (i) The average *perimeter wall height* of each *outermost building face*, when considering the slope of the *lot*, will be determined by the following:

0.00 to 1.00 % slope at each property line	6.1 metres
1.01 to 5.00 % slope at each property line	6.4 metres
5.01 to 10.00 % slope at each property line	6.7 metres
10.01 to 15.00 % slope at each property line	7.0 metres
15.01 % slope or greater	7.3 metres
 - (i.ii) Parts of the building *wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall* height of 8.4 metres.
 - (ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the building *wall* identified under sub-section (11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.

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(iii) The *perimeter wall area* of each *outermost building face*, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another building site must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the building face of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'C' and 'D' to this Bylaw.

(b) The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 22 LEGACY ZONES

2204 RS-3 One-Family Residential

(1) Intent

This zone provides for the development of low *density* single *family lots* with a minimum *lot size* of 555 m², with limited appropriate *accessory uses*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *One-family residential*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 2202(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 555 m²;
- (b) The minimum *lot width* is 13.5 metres;
- (c) The minimum *lot depth* is 22.7 metres;
- (d) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 18 units per hectare.
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

2204 RS-3 One-Family Residential

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

No more than one *principal building* is permitted per *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>One-family residential</i> and public parks	7.6	7.6	1.8	3.8
<i>Accessory residential</i> and <i>accessory off-street parking buildings</i> and <i>structures</i> attached to or sited less than 1.6 metres from a <i>building</i> for <i>residential use</i>	7.6	7.6	1.8	3.8
Detached <i>accessory residential</i> and <i>accessory off-street parking buildings</i> and <i>structures</i> where sited 1.6 metres or more from a <i>building</i> for <i>residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater, except as specifically excluded.
- (c) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Secondary suite use, see Section 2202(2).

2204 RS-3 One-Family Residential

(10) Height

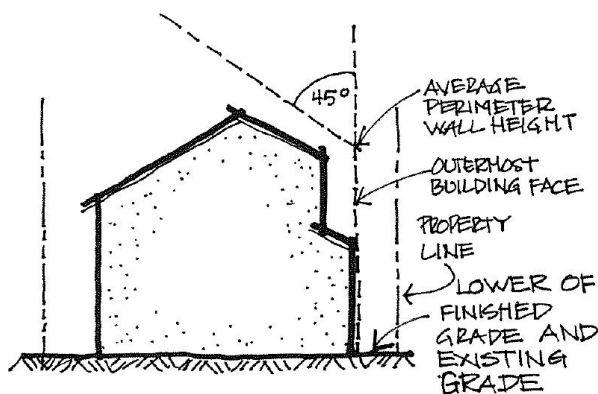
- (a) *Buildings and structures for one-family residential use* must not exceed a *height* of:
- (i) 7.3 metres; or
 - (ii) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings and structures for accessory residential or accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
- (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum volume occupied by the *principal building* on a *lot* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:
- (i) The average *perimeter wall height* of each *outermost building face*, when considering the slope of the *lot*, will be determined by the following:

(i.i)	0.00 to 1.00 % slope at each property line	6.1 metres
	1.01 to 5.00 % slope at each property line	6.4 metres
	5.01 to 10.00 % slope at each property line	6.7 metres
	10.01 to 15.00 % slope at each property line	7.0 metres
	15.01 % slope or greater	7.3 metres
 - (i.ii) Parts of the building *wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall* height of 8.4 metres.
 - (ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the building *wall* identified under sub-section (11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.

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(iii) The *perimeter wall area* of each *outermost building face*, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another *building* site must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the *building* face of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'C' and 'D' to this Bylaw.

(b) The maximum length of any *wall* of a detached building or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

PART 22 LEGACY ZONES

2205 RS-4 One-Family Compact Residential

(1) Intent

This zone provides for the development of low *density* single *family lots* with a minimum *lot size* of 375 m², with limited appropriate accessory facilities.

(2) Permitted Uses

Principal uses, limited to:

- (a) *One-family residential*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary Suite*, as limited under Section 2202(2)
- (c) *Accessory residential*
- (d) *Accessory home occupation*, as limited under Section 508(3)

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *one-family residential use* is not permitted on a *lot* having an area less than 375 m²;
- (b) The minimum *lot width* is 12.5 metres
- (c) The minimum *lot depth* is 22.7 metres;
- (d) The maximum *lot size* for a public park is 0.8 hectares.

(5) Density

- (a) The maximum *density* shall be 27 units per hectare.
- (b) When calculating units per hectare, *secondary suite dwelling units* are excluded from the calculation.

2205 RS-4 One-Family Compact Residential

(6) Lot Coverage

All *buildings and structures* together must not exceed a *lot coverage* of 45%.

(7) Buildings Per Lot

No more than one *principal building* is permitted per *lot*.

(8) Setbacks

(a) *Buildings and structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Line (for portion of Building one storey or less) (metres)</i>	<i>Interior Side Lot Line (for portion of Building more than one storey) (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>One-family residential and public parks</i>	6	6	1.25	1.75		3
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	6	6	1.25	1.75		3
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2			1.2	3.8

2205 RS-4 One-Family Compact Residential

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) Despite Sub-section (8)(a), a reduced front setback is permitted, as long as the average setback of the front faces of the *buildings* and *structures* on the *lot* is not less than 6 metres from the *front lot line* and no part of any *building* or *structure* is less than 2 metres from a *front lot line*. This reduction is not permitted on any *lot* which has an *exterior side lot line*.
- (d) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

Secondary suite use, see Section 2202(2).

(10) Height

- (a) *Buildings* and *structures* for *one-family residential use* must not exceed a *height* of:
 - (i) 7.3 metres, or
 - (ii) 9.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings* and *structures* for *accessory residential* or *accessory off-street parking* must not exceed a height, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

The maximum length of any *wall* of a detached *building* or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 9.2 metres.

(12) Off-Street Parking and Loading

The regulations under Part 7 apply.

(13) Other Regulations

The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 22 LEGACY ZONES

2206 RT-1 Infill Residential

(1) Intent

This zone provides for ground-oriented infill *residential uses* in developments comprised of up to a maximum of four *principal dwelling units per lot*.

(2) Permitted Uses

Principal uses, limited to:

(a) *Residential use* limited to:

- (i) *One-family residential*
- (ii) *Duplex residential*, as limited under Sub-section (3)(a)
- (iii) *Triplex residential*, as limited under Sub-sections (3)(a) and (3)(c)
- (iv) *Fourplex residential*, as limited under Sub-sections (3)(a) and (3)(c)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Secondary suite*, as limited under Section 2202(2)
- (c) *Carriage house*, as limited under Sub-sections (3)(b), (3)(c), (4)(g) and (9)(a)
- (d) *Garden cottage*, as limited under Sub-sections (3)(b), (3)(c), (4)(g) and (9)(b)
- (e) *Accessory residential*
- (f) *Accessory home occupation*, as limited under Section 508(3)
- (g) *Accessory institutional support services*

(3) Conditions of Use

- (a) *Principal residential uses* other than *one-family residential use* are permitted only if the *lot* is fronted by a *street* and, if applicable, a *lane*:
 - (i) that is already the maximum width required for the classification of that *street* or *lane*, as specified in Schedule “R” to this bylaw and in accordance with the *street* and *lane* width and design standards in the *Subdivision and Development Servicing Bylaw*; or

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- (ii) that is made capable of being constructed to the width required for the classification of that *street* or *lane*, as specified in Schedule “R” to this bylaw, through a dedication of land to the City (or in the City’s sole discretion, the grant of a right-of-way) in accordance with the *street* and *lane* width and design standards in the *Subdivision and Development Servicing Bylaw*.
- (b) *Carriage house* and *garden cottage* uses:
 - (i) permitted as an *accessory use* to a *one-family residential use* only;
 - (ii) limited to either one *carriage house* or one *garden cottage*, but not both, per *lot*; and
 - (iii) not permitted on a *lot* in addition to a *secondary suite use*, except as provided for under Sub-section (4)(g);
 - (iv) must provide one unhindered *accessory off-street parking* space for the exclusive use of the *carriage house* or *garden cottage use* in accordance with Part 7; and
 - (v) not subject to *subdivision* under the provisions of either the *Land Title Act* or the *Strata Property Act*.
- (c) *Garden cottage, carriage house, triplex residential* and *fourplex residential* uses are only permitted on *lots* designated *Neighbourhood Attached Residential* and Baycrest Low Density Residential in the Partington Creek Neighbourhood Plan.

(4) Lot Size

- (a) *A one-family residential use*:
 - (i) is not permitted on a *lot* having an area less than 650 m²; or
 - (ii) is not permitted on a *lot* having an area less than 555 m² where the *lot* was created by *subdivision* from a *lot* having an area between 1,100 m² and 1,951 m² and was in existence prior to February 19, 1996;
 - (iii) must have a minimum *lot width* of 13.5 metres; and
 - (iv) must have a minimum *lot depth* is 22.7 metres.
- (b) *A one-family residential use* for *lots* designated *Neighbourhood Attached Residential*:
 - (i) is not permitted on a *lot* having an area less than 370 m²; and
 - (ii) must have a minimum *lot width* of:
 - (ii.i) 10 metres for a *lot* with an accessible *lane*;
 - (ii.ii) 12 metres for a *lot* without an accessible *lane*;
 - (ii.iii) 12 metres for a *lot* with an *exterior lot corner*; or

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- (c) *A duplex residential use:*
 - (i) is not permitted on a *lot* having an area less than 740 m²; and
 - (ii) must have a minimum *lot* depth of 22.7 metres.
- (d) *A duplex residential use for lots designated Neighbourhood Attached Residential:*
 - (i) is not permitted on a *lot* having an area less than 465 m²; and
 - (ii) must have a minimum *lot* width of:
 - (ii.i) 10 metres for a *lot* with an accessible *lane*;
 - (ii.ii) 12 metres for a *lot* without an accessible *lane*;
 - (ii.iii) 12 metres for a *lot* with an *exterior lot corner*; or
- (e) *A triplex residential use:*
 - (i) is not permitted on a *lot* having an area less than 650 m²; and
 - (ii) must have a minimum *lot* width of 18.5 metres.
- (f) *A fourplex residential use:*
 - (i) is not permitted on a *lot* having an area less than 740 m²; and
 - (ii) must have a minimum *lot* width of 20 metres.
- (g) A *lot* that is designated *Neighbourhood Attached Residential* and that has an area greater than 555 m² may have one *garden cottage* or one *carriage house* in addition to a *secondary suite use*.
- (h) The maximum *lot* size for a public park is 0.8 hectares.

(5) Density

- (a) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, for a *one-family residential use* on a *lot* having an area between 370 m² and 465 m² must not exceed a *floor area* of 0.5 times the *lot area*, except that the *floor area* may be increased to 0.6 times the *lot area* if:
 - (i) there is also a *secondary suite* or a *carriage house* or a *garden cottage use*; and
 - (ii) the *lot* is fronted by a *street* or *lane* meeting the conditions of Sub-section (3)(a)(i) or (3)(a)(ii).
- (b) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, for a *one-family residential use* or a *one-family residential use* with a *secondary suite use*, on a *lot* having an area of greater than 465 m² must not exceed a *floor area* of 0.5 times the *lot area*, except that the *floor area* may be increased to 0.6 times the *lot area* if:

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- (i) there is also a *carriage house* or a *garden cottage use*, if permitted by Sub-section (4)(g); and
 - (ii) the *lot* is fronted by a *street* or *lane* meeting the conditions of Sub-section (3)(a)(i) or (3)(a)(ii).
- (c) The *floor area* permitted in (a) and (b) above may be increased by up to 40 m² for *accessory off-street parking uses*.
- (d) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, for *duplex residential use* must not exceed a *floor area* of 0.65 times the *lot area*.
- (e) All *buildings* and *structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, for *triplex residential* or *fourplex residential uses* must not exceed a *floor area* of 0.75 times the *lot area*, except that where *accessory off-street parking uses* are *underground parking*, and enclosed within an *underground structure*:
 - (i) the *floor area* **excludes** the *underground parking* areas, and the underground areas contained within this *underground structure* used for storage, and common maintenance, mechanical, and electrical purposes.
- (f) The maximum *floor area* for a *carriage house* or a *garden cottage use* on a *lot* is 90 m² or the total *floor area* of the *principal building*, whichever is less.

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

No more than one *principal building* is permitted per *lot*.

(8) Setbacks

- (a) Subject to Sections 514, 518, 519 and 523, *buildings* and *structures* for the following *uses* must meet the siting distance measured from the outermost limit of the *building* or any permitted projections (whichever is greater) from other *buildings* and *structures* where applicable, and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

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On lots <u>not</u> designated <i>Neighbourhood Attached Residential</i>:				
<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>One-family residential; duplex residential; triplex residential; fourplex residential; and public parks</i>	7.6	7.6	1.8	3.8
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	7.6	7.6	1.8	3.8
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building or residential use</i>	Not applicable. See Sub-section (9)(c)	1.2	1.2	3.8
On lots designated <i>Neighbourhood Attached Residential</i>:				
<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>One-family residential; duplex residential; triplex residential; and fourplex residential</i>	5.5	6.0	1.2	3.0
<i>Carriage house</i>	See Sub-section (9)(a)	1.2	1.2	3.0
<i>Garden Cottage</i>	See Sub-section (9)(b)	1.2	1.2	3.0
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	5.5	6.0	1.2	3.0
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	Not applicable. See Sub-section (9)(c)	1.2	1.2	3.0
<i>Detached accessory off-street parking buildings and structures, carriage houses, and garden cottages on lots less than 11 metres wide</i>	Not applicable. See Sub-sections (9)(a), (b) and (c)	1.2	0.9	3.0

2206 RT-1 Infill Residential

- (b) Despite Sub-section (8)(a), a *dwelling unit* within a *duplex residential use* may be sited abutting a second *dwelling unit* at the *interior side lot line* as long as the two *dwelling units* are attached to each other at that *lot line*.
- (c) A minimum separation distance of 6.0 metres measured from any *wall face* must be maintained between a *principal building* and any *wall* of all detached *accessory buildings* and *accessory off-street parking building or structures* for lots designated *Neighbourhood Attached Residential*.

(9) Location of Uses

- (a) A *carriage house use* must be located in the *rear yard*.
- (b) A *garden cottage use*:
 - (i) must be situated at *finished grade*;
 - (ii) may be attached to a detached *building* for *accessory residential* or *accessory off-street parking use*; and
 - (iii) must be located in the *rear yard*.
- (c) All detached *accessory residential* and detached *accessory off-street parking buildings* and *structures* must be located in the *rear yard*.

(10) Height

- (a) *Principal buildings* and *structures* for a *one-family residential use* must not exceed a *height* of:
 - (i) 7.3 metres; or
 - (ii) 11.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) *Principal buildings* and *structures* for *duplex residential*, *triplex residential* and *fourplex residential uses* must not exceed a *height* of:
 - (i) 9.5 metres; or
 - (ii) 11.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (c) Detached *buildings* and *structures* for *carriage house use* must not exceed a *height* of:
 - (i) 5.0 metres; or
 - (ii) 7.0 metres for *buildings* and *structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.

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(d) Detached *buildings* and *structures* for *garden cottage use*, *accessory residential* or *accessory off-street parking* must not exceed a *height* measured from *finished grade*, of:

- (i) 3.7 metres; or
- (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

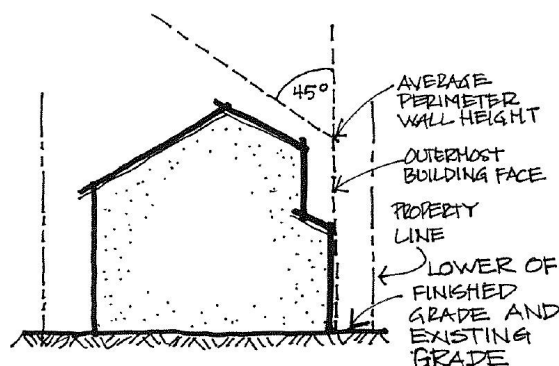
(a) The maximum volume occupied by the *principal building* on a *lot* containing a *one-family residential use* shall be determined by the simultaneous consideration on each face of the *building* of both the *perimeter wall height* and the *perimeter wall area* as specified below:

(i) The average *perimeter wall height* of each *outermost building face*, when considering the slope of the *lot*, will be determined by the following:

(i.i)	0.00 to 1.00 % slope at each property line	6.1 metres
	1.01 to 5.00 % slope at each property line	6.4 metres
	5.01 to 10.00 % slope at each property line	6.7 metres
	10.01 to 15.00 % slope at each property line	7.0 metres
	15.01 % slope or greater	7.3 metres

(i.ii) Parts of the *building wall* length may exceed the maximum *perimeter wall height*, but must never exceed a maximum *wall height* of 8.4 metres.

(ii) Those parts of the *building* that extend beyond a plane formed by lines projecting inward at an angle of 45 degrees from the vertical at the respective permitted average *perimeter wall heights* as measured from grade along the lines of the *outermost building faces*, will be considered in the determination of average *perimeter wall height*. Gable ends, dormers and those parts of the *building wall* identified under Sub-section (11)(a)(i)(i.i) will not be included in the determination of average *perimeter wall height*.



2206 RT-1 Infill Residential

(iii) The *perimeter wall area* of each *outermost building face*, when considering the slope of the *lot*, will be determined by the following:

(iii.i)	0.00 to 1.00 % slope at each property line	93 sq. metres
	1.01 to 5.00 % slope at each property line	97 sq. metres
	5.01 to 10.00 % slope at each property line	102 sq. metres
	10.01 to 15.00 % slope at each property line	107 sq. metres
	15.01 % slope or greater	110 sq. metres

(iii.ii) The area of gable ends and dormers above the second floor that face the side property line opposite another *building* site must be counted in the calculation of *perimeter wall area*, except if the face of the gable end or dormer is set back at least 2.4 metres from the *building* face of the floor below.

(iv) Sub-section (11)(a) does not apply to properties located in the highlighted areas shown on Schedules 'C' and 'D' to this bylaw.

- (b) The maximum length of any *wall* of a detached building or *structure* for an *accessory residential use* and an *accessory off-street parking use* is 11 metres.
- (c) A detached building or *structure* for an *accessory off-street parking use* must not contain more than three *parking spaces*.

(12) Off-Street Parking and Loading

The regulations under Part 7 of this bylaw apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *duplex residential*, *triplex residential* or *fourplex residential use* must be provided with access to an on-site private or common outdoor space or spaces that are defined by *fences*, railings, or landscaping and that have a total area not less than 37 m² per *dwelling unit*.
- (b) Each *dwelling unit* in a *building* for *duplex residential*, *triplex residential* and *fourplex residential uses* must provide an indoor enclosed storage area of not less than 3.3 m², being:
 - (i) an area with a full *storey ceiling height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 m; and
 - (iv) windowless.

2206 RT-1 Infill Residential

- (c) *Carriage house* and *garden cottage uses* must be provided with direct access to an on-site private outdoor space that is defined by *fences*, railings, or landscaping and that has an area of not less than 4.0 m².
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 of this bylaw apply.

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PART 22 LEGACY ZONES

2207 RT-3 Multiplex Residential

(1) Intent

This zone provides for ground-oriented infill *residential* development on larger *lots*.

(2) Permitted Uses

Principal uses, limited to:

- (a) *Multiplex residential*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Sub-section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Sub-section 508(3)
- (d) *Accessory institutional support services*

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

- (a) A *multiplex residential use* is not permitted on a *lot* having an area less than:
 - (i) 930 m², except as permitted under (ii) below; or
 - (ii) 740 m², where the *lot* was rezoned to the RT-3 zone prior to July 08, 2019.

(5) Density

- (a) All *buildings and structures*, including those for *accessory off-street parking uses* and *accessory residential uses*, must not exceed a *floor area* of 0.85 times the *lot area*.
- (b) Notwithstanding 5(a) above, where *accessory off-street parking uses* are *underground parking*, contained within an *underground structure*, the *floor area* **excludes** the *underground parking areas*, and the underground areas contained within this *underground structure* used for storage, and common maintenance, mechanical, and electrical purposes.

2207 RT-3 Multiplex Residential

(6) Lot Coverage

All *buildings* and *structures* together must not exceed a *lot coverage* of 50%.

(7) Buildings Per Lot

(a) More than one *principal building* may be located on a *lot*.

(8) Setbacks

(a) Subject to Sections 514, 518, 519 and 523, *buildings* and *structures* for the following *uses* must meet the siting distance measured from the outermost limit of the *building* or any permitted projections (whichever is greater) from other *buildings* and *structures* where applicable, and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

Use	Front Lot Line (metres)	Rear Lot Line (metres)	Interior Side Lot Line (metres)	Exterior Side Lot Line (metres)
<i>Multiplex residential</i>	4.5	6.0	1.2	3.0
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.5	6.0	1.2	3.0
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	4.5	1.2	1.2	3.0

(b) A minimum separation distance of 6.0 metres measured from any *wall* face must be maintained between a *principal building* and any *wall* of all detached *accessory buildings* and *accessory off-street parking buildings* or *structures*.

(9) Location of Uses

(a) All detached *accessory residential* and detached *accessory off-street parking buildings* and *structures* must be located in the *rear yard*.

2207 RT-3 Multiplex Residential

(10) Height

- (a) *Principal buildings and structures* must not exceed a *height* of:
 - (i) 9.5 metres; or
 - (ii) 11.0 metres for *buildings and structures* having a roof slope with a pitch of 3 in 12 or greater for an area of at least 80% of all roof surfaces.
- (b) Detached *buildings and structures* for *accessory residential* or *accessory off-street parking* must not exceed a *height*, measured from *finished grade*, of:
 - (i) 3.7 metres; or
 - (ii) 4.6 metres, for an *accessory building* that has a roof with a pitch of 4 in 12 or greater for an area of at least 80% of all roof surfaces.

(11) Building Size

- (a) The maximum length of any *wall* of a detached *building or structure* for an *accessory residential use* or an *accessory off-street parking use* is 11.0 metres.
- (b) A detached *building or structure* for an *accessory off-street parking use* must not contain more than three *parking spaces*.

(12) Off-Street Parking and Loading

- (a) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building for multiplex residential use* must be provided with access to an on-site private or common outdoor space or spaces that are defined by *fences*, railings, or landscaping and that have a total area not less than 37 m² per *dwelling unit*.
- (b) Each *dwelling unit* in a *building for multiplex residential use* must provide an indoor enclosed storage area of not less than 3.3 m², being:
 - (i) an area with a full *storey ceiling height*;
 - (ii) located at ground level or at the main floor;
 - (iii) a minimum dimension of one *wall* being not less than 1.8 m; and
 - (iv) windowless.
- (c) The regulations under Part 2, Part 3, Part 5, and Part 6 apply.

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PART 22 LEGACY ZONES

2208 RM-3 Multi-Storey Medium Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 4 and 8 storeys at a medium density.

(2) Permitted Uses

Principal uses, limited to:

(a) Residential, limited to:

- (i) *Apartment*
- (ii) *Townhouse*, as limited under Sub-section (9)(a)
- (iii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-through business*:

- (i) *Retail – personal goods*
- (ii) *Retail – general*
- (iii) *Personal service*
- (iv) *Business and household service*
- (v) *Restaurant*
- (vi) *Office, and*
- (vii) *Convenience retail*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building* for *apartment use*, limited to:
 - (i) *assembly child care* or *child care*
 - (ii) where the *building* for *apartment use* contains only *Congregate Housing and Care*:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
 - (iii) workshops for residents, social and recreation space and facilities.
- (e) *Accessory institutional support services*
- (f) *Lock-off units*, as limited under Section 508(6)

2208 RM-3 Multi-Storey Medium Density Apartment Residential

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment or Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares	

(5) Density

- (a) All *buildings* and *structures* together must not exceed a *gross floor area* of 1.85 times the *lot area* for all permitted *uses*. For *lots* located within the Evergreen Line Core and Shoulder station areas of Schedule “O” of the Bylaw and in close proximity to Partington Creek Neighbourhood Centre, as defined by Schedule “T” of the Bylaw, this may be increased by:
- (i) 0.35 times the *lot area* for *buildings* that are a minimum of five (5) *storeys*, up to a maximum of 2.2 times the *lot area*, or
 - (ii) 0.45 times the *lot area* for *buildings* that are a minimum of six (6) *storeys*, up to a maximum of 2.3 times the *lot area*, or
 - (iii) 0.55 times the *lot area* for *buildings* that are a minimum of seven (7) *storeys*, up to a maximum of 2.4 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 55%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a lot.

2208 RM-3 Multi-Storey Medium Density Apartment Residential

(8) Setbacks

- (a) *Buildings and structures* for the following *uses* must meet the siting distance from other *buildings and structures* where applicable and be sited no closer than the corresponding setbacks from the *lot lines* set out below:

<i>Use</i>	<i>Lot Lines Along a Street (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>
<i>Principal buildings</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5
<i>Accessory residential and accessory off-street parking buildings and structures attached to or sited less than 1.6 metres from a building for residential use</i>	4.0	9.5 (no lane) 4.5 (lane)	4.5

<i>Use</i>	<i>Front Lot Line (metres)</i>	<i>Rear Lot Line (metres)</i>	<i>Interior Side Lot Line (metres)</i>	<i>Exterior Side Lot Line (metres)</i>
<i>Detached accessory residential and accessory off-street parking buildings and structures where sited 1.6 metres or more from a building for residential use</i>	7.6	1.2	1.2	3.8

- (b) The siting distance is measured from the outermost limit of the *building* or any permitted projections, whichever is greater.
- (c) The above setbacks are subject to increase or decrease under the following conditions:
- (i) The setback for the *rear lot line* will decrease to 3.0 metres from the property line abutting land designated in the Official Community Plan for Park or Open Space or Natural Areas;
 - (ii) The setbacks for *buildings* above four (4) *storeys* will increase 2.0 metres from all *lot lines* abutting land designated in the Official Community Plan for One Family Residential or *Neighbourhood Attached Residential*; and
 - (iii) Under Sections 514, 518, 519 and 523.

2208 RM-3 Multi-Storey Medium Density Apartment Residential

(9) Location of Uses

- (a) A *townhouse use*:
 - (i) must be in conjunction with a multi-storey high-density *apartment* development; and
 - (ii) must include fewer units than the number of units proposed for the *apartment use*;
- (b) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

(10) Height

- (a) All *buildings and structures* for *apartment use* shall be at least a *height* of four *storeys* and must not exceed a *height* of eight *storeys*, except that *buildings and structures* located in the designated Medium Density Apartment Residential areas of Schedule "S" of the Bylaw must not exceed a *height* of six *storeys*; and
- (b) All *buildings and structures* located within 7.6 metres from any property line abutting land designated One Family Residential or *Neighbourhood Attached Residential* in the Official Community Plan shall not exceed a *height* of two *storeys*.

(11) Building Size

- (a) *Buildings* for *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (b) *Buildings* for *apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*; and
- (b) *Accessory off-street parking* and loading shall be provided in accordance with Part 7.

2208 RM-3 Multi-Storey Medium Density Apartment Residential

(13) Other Regulations

- (a) Each principal *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-3 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the use of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the RM-3 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5, and Part 6 apply.

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PART 22 LEGACY ZONES

2209 RM-4 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 8 and 12 *storeys* at high-density.

(2) Permitted Use

Principal uses, limited to:

(a) Residential, limited to:

- (i) *Apartment*
- (ii) *Townhouse*, as limited under Sub-section (9)(a)
- (iii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-through business*:

- (i) *Retail – personal goods*
- (ii) *Retail – general*
- (iii) *Personal service*
- (iv) *Business and household service*
- (v) *Restaurant*
- (vi) *Office, and*
- (vii) *Convenience retail*

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building* for *apartment use*, limited to:
 - (i) *assembly child care* or *child care*
 - (ii) where the *building* for *apartment use* contains only *Congregate Housing and Care*:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
 - (iii) workshops for residents, social and recreation space and facilities
- (e) *Lock-off units*, as limited under Section 508(6)
- (f) *Accessory institutional support services*

2209 RM-4 Multi-Storey High Density Apartment Residential

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment or Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares	

(5) Density

- (a) All *buildings and structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*.

(6) Lot Coverage

All *buildings and structures* combined must not exceed a *lot coverage* of 55%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings or structures* for the following *uses* must meet the siting distance from other *buildings and structures* and must be sited no closer than the corresponding setbacks from *lot lines* set out below:

<i>Use</i>	<i>Lot Lines along a Street or Lane (metres)</i>	<i>Interior Side Lot Line and Rear Lot Line (metres)</i>
All <i>buildings or structures</i>	3.0	6.0

2209 RM-4 Multi-Storey High Density Apartment Residential

- (b) The above setbacks are subject to increase under Sections 518 and 519 and 523 or decrease under Section 514.

(9) Location of Uses

- (a) A *townhouse use*:
 - (i) must be in conjunction with a multi-storey high-density *apartment* development; and
 - (ii) must include fewer units than the number of units proposed for the *apartment use*;
- (b) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

(10) Height

Buildings and structures for apartment use must be not less than eight (8) storeys in height and must not exceed a height of twelve (12) storeys.

(11) Building Size

- (a) *Buildings for townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second storey only if at least one-storey of *underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted *uses*; and
- (d) The regulations under Part 7 apply.

2209 RM-4 Multi-Storey High Density Apartment Residential

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the building.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-4 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the RM-4 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

PART 22 LEGACY ZONES

2210 RM-4A Multi-Storey High-Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 8 and 12 *storeys* at medium- to high-*density*.

(2) Permitted Use

Principal uses, limited to:

(a) Residential, limited to:

- (i) *Apartment*
- (ii) *Townhouse*, as limited under Sub-section (9)(a)
- (iii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-through business*:

- (i) *Retail – personal goods*
- (ii) *Retail – general*
- (iii) *Personal service*
- (iv) *Business and household service*
- (v) *Restaurant*
- (vi) *Office*
- (vii) *Convenience retail*

Accessory uses, limited to:

(c) *Boarding*, as limited under Section 508(1)

(d) *Accessory residential*

(e) *Accessory home occupation*, as limited under Section 508(3)

(f) *Accessory uses* located in a *building* for *apartment use*, limited to:

- (i) *assembly child care* or *child care*
- (ii) where the *building* for *apartment use* contains only *Congregate Housing and Care*:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
 - (ii.iii) workshops for residents, social and recreation space and facilities

(g) *Lock-off unit*, as limited under Section 508(6)

(h) *Accessory institutional support services*

2210 RM-4A Multi-Storey High-Density Apartment Residential

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment or Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares.	

(5) Density and Residential Rental Tenure

- (a) Subject to Sub-section (5)(b), all *buildings* and *structures* together for all permitted *uses* must not exceed a *gross floor area* of 4.0 times the *lot area*.
- (b) 100% of the *gross floor area* for all residential *gross floor area* above 3.0 times the *lot area* is limited to *residential rental tenure*.

(6) Lot Coverage

- (a) All *buildings* and *structures* combined must not exceed a *lot coverage* of 55%.

(7) Buildings Per Lot

- (a) One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* or *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* and must be sited no closer than the corresponding setbacks from *lot* lines set out below:

2210 RM-4A Multi-Storey High-Density Apartment Residential

<i>Use</i>	<i>Lot Lines along a Street or Lane (metres)</i>	<i>Interior Side Lot Line and Rear Lot Line (metres)</i>
<i>All buildings or structures</i>	3.0	6.0

- (b) The above setbacks are subject to increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

- (a) *A townhouse use:*
- (i) must be in conjunction with a multi-storey high-density apartment development; and
 - (ii) must include fewer units than the number of units proposed for the apartment use.
- (b) *A lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

(10) Height

- (a) *Buildings and structures for apartment use* must be not less than eight (8) storeys in height and must not exceed a height of twelve (12) storeys.

(11) Building Size

- (a) *Buildings for townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for apartment use that extend beyond 65 metres in length.

2210 RM-4A Multi-Storey High-Density Apartment Residential

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one *storey* of *underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a *street* must be separated from the *building* face by other permitted *uses*; and
- (d) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-4A zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas* of *buildings* on such parcels taken together comply with the provisions of the RM-4A zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

PART 22 LEGACY ZONES

2211 RM-5 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* developments between 8 and 20 *storeys* at high *density*.

(2) Permitted Uses

Principal uses, limited to:

(a) Residential, limited to:

- (i) *Apartment*
- (ii) *Townhouse*, as limited under Sub-section (9)(a)
- (iii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-through business*:

- (i) *retail – personal goods*
 - (ii) *retail – general*
 - (iii) *personal service*
 - (iv) *business and household service*
 - (v) *restaurant*
 - (vi) *office*, and
 - (vii) *convenience retail*
- and as further limited under Section 510 and Sub-section (9)(b)

(c) *Assembly*, limited to:

- (i) child-minding services
 - (ii) *assembly child care* or *child care*
 - (iii) places of worship, and
 - (iv) youth/seniors centres
- and as further limited under Sub-section (9)(b)

2211 RM-5 Multi-Storey High Density Apartment Residential

(d) *Civic*, limited to:

- (i) community centres
- (ii) *primary or secondary school*
- (iii) libraries
- (iv) museums
- (v) public squares, and
- (vi) parks

and as further limited under Sub-section (9)(b)

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section 508(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building for apartment use*, limited to:
 - (i) *assembly child care or child care*
 - (ii) where the building for *apartment use* contains only Congregate Housing and Care:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
 - (iii) workshops for residents, social and recreation space and facilities
- (e) *Lock-off units*, as limited under Section 508(6)
- (f) *Accessory street vending*
- (g) *Accessory institutional support services*

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding areas set out below:

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment or Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares.	

2211 RM-5 Multi-Storey High Density Apartment Residential

(5) Density and Residential Rental Tenure

- (a) Subject to Sub-section (5)(b), all *buildings* and *structures* together for all permitted *uses* must not exceed a *gross floor area* of 4.5 times the *lot area*.
- (b) 100% of the *gross floor area* for all residential *gross floor area* above 3.5 times the *lot area* is limited to *residential rental tenure*.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 90%.

(7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* and *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and be sited no closer than the corresponding setbacks from the *lot* lines set out below:

<i>Use</i>	<i>Lot Lines along a Street or Lane (metres)</i>	<i>Interior Side Lot Line and Rear Lot Line (metres)</i>
All <i>buildings</i> or <i>structures</i>	3.0	6.0

- (b) The above setbacks are subject to increase under Sections 518 and 519 and 523 or decrease under Section 514.

(9) Location of Uses

- (a) A *townhouse use*:
 - (i) must be in conjunction with a multi-storey high-density *apartment* development;
 - (ii) must include fewer units than the number of units proposed for the *apartment use*;
- (b) A *commercial*, *assembly*, and *civic use* are only permitted in the City Centre Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the Official Community Plan.

2211 RM-5 Multi-Storey High Density Apartment Residential

- (c) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule “O”.

(10) Height

Buildings and structures for apartment use must be not less than eight storeys in height and must not exceed a height of twenty storeys.

(11) Building Size

- (a) *Buildings for townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings* for *apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second storey only if at least one-storey of *underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a street must be separated from the *building* face by other permitted uses; and
- (d) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building* for *apartment* or *townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.

2211 RM-5 Multi-Storey High Density Apartment Residential

- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-5 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use* of land and *gross floor areas of buildings* on such parcels taken together comply with the provisions of the RM-5 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.

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PART 22 LEGACY ZONES

2212 RM-6 Multi-Storey High Density Apartment Residential

(1) Intent

This zone provides for *apartment* development with no *height* limit at high *density*.

(2) Permitted Uses

Principal uses, limited to:

(a) Residential, limited to:

- (i) *Apartment*
- (ii) *Townhouse* as limited under Sub-section (9)(a)
- (iii) *Congregate Housing and Care*

(b) *Commercial*, limited to the following and not including a *drive-through business*:

- (i) *retail – personal goods*
- (ii) *retail – general*
- (iii) *personal service*
- (iv) *business and household service*
- (v) *restaurant*
- (vi) *office*
- (vii) *convenience retail*

and as further limited under Section 510 and Sub-section (9)(b)

(c) *Assembly*, limited to:

- (i) child-minding services
- (ii) *assembly child care* or *child care*
- (iii) places of worship
- (iv) youth/seniors centres

and as further limited under Sub-section (9)(b)

(d) *Civic*, limited to:

- (i) community centres
- (ii) *primary or secondary school*
- (iii) libraries
- (iv) museums
- (v) public squares
- (vi) parks

and as further limited under Sub-section (9)(b)

2212 RM-6 Multi-Storey High Density Apartment Residential

Accessory uses, limited to:

- (a) *Boarding*, as limited under Section (508)(1)
- (b) *Accessory residential*
- (c) *Accessory home occupation*, as limited under Section 508(3)
- (d) *Accessory uses* located in a *building* for *apartment use*, limited to:
 - (i) *assembly child care* or *child care*
 - (ii) where the building for *apartment use* contains only *Congregate Housing and Care*:
 - (ii.i) retail sale of goods manufactured in resident workshops
 - (ii.ii) retail sale of goods and services to residents of the *building* only
 - (ii.iii) workshops for residents, social and recreation space and facilities
- (e) *Lock-off units*, as limited under Section 508(6)
- (f) *Accessory street vending*
- (g) *Accessory institutional support services*

(3) Conditions of Use

Not applicable in this zone.

(4) Lot Size

The following *uses* are not permitted on *lots* having areas less than the corresponding *uses* set out below:

<u>Use</u>	<u>Minimum Lot Size (m²)</u>
(a) <i>Apartment</i> or <i>Townhouses</i>	1,110
<i>Boarding</i>	555
(b) The maximum <i>lot size</i> for a public park is 0.8 hectares.	

(5) Density

- (a) All *buildings* and *structures* together must not exceed a base *density gross floor area* of 2.5 times the *lot area*.

(6) Lot Coverage

All *buildings* and *structures* combined must not exceed a *lot coverage* of 90%.

2212 RM-6 Multi-Storey High Density Apartment Residential

(7) Buildings Per Lot

One or more *principal buildings* may be located on a *lot*.

(8) Setbacks

- (a) *Buildings* or *structures* for the following *uses* must meet the siting distance from other *buildings* and *structures* where applicable and must be sited no closer than the corresponding setbacks from *lot* lines set out below:

<i>Use</i>	<i>Lot Lines along a Street or Lane (metres)</i>	<i>Interior Side Lot Line and Rear Lot Line (metres)</i>
All <i>buildings</i> or <i>structures</i>	3.0	6.0

- (b) The above setbacks may increase under Sections 518, 519 and 523 or decrease under Section 514.

(9) Location of Uses

- (a) A *townhouse use*:
- (i) must be in conjunction with a multi-storey high-density *apartment* development;
 - (ii) must include fewer units than the number of units proposed for the *apartment use*;
- (b) A *commercial, assembly, and civic use* are only permitted in the City Centre Neighbourhood Plan and the Burquitlam-Lougheed Neighbourhood Plan area as identified in the Official Community Plan.
- (c) A *lock-off unit use* is only permitted within the Evergreen Line Core and Shoulder Station areas as identified in Schedule "O".

(10) Height

Buildings and *structures* located in the designated High Density Apartment Residential area of Schedule "S" of the Bylaw must not exceed a *height* of twenty-five *storeys*. For all other areas, *building* and *structure height* is not applicable in this zone.

(11) Building Size

- (a) *Buildings* for *townhouse use* must not exceed 55 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.

2212 RM-6 Multi-Storey High Density Apartment Residential

- (b) *Buildings for apartment use* must not exceed 65 metres in length, and must be designed with appropriate architectural breaks where the length of the *building* exceeds 37 metres.
- (c) Notwithstanding Sub-section (11)(b), where a directional turn in the *building* is provided, the Director of Development Services may permit *buildings for apartment use* that extend beyond 65 metres in length.

(12) Off-Street Parking and Loading

- (a) All *accessory off-street parking* must be provided as *concealed parking*;
- (b) Above-grade structured parking may be located up to the second *storey* only if at least one-*storey of underground parking* is also provided;
- (c) Above-grade structured *off-street parking* along a street must be separated from the *building face* by other permitted *uses*; and
- (d) The regulations under Part 7 apply.

(13) Other Regulations

- (a) Each *dwelling unit* in a *building for apartment or townhouse use* must be provided with access to an on-site *common amenity area* or areas totaling not less than 5.0 m² per *dwelling unit*.
- (b) The number of *studio dwelling units* in any single *building* must not exceed 30% of all *dwelling units* in the *building*.
- (c) Despite the definition of “*lot*” contained in Part 2 of this Bylaw, a *lot* in the RM-6 zone may consist of two or more contiguous parcels of land (including air space parcels) where:
 - (i) the *use of land and gross floor areas of buildings* on such parcels taken together comply with the provisions of the RM-6 zone;
 - (ii) the parcels are subject of a development providing for the parcels to be developed together as a single development; and
 - (iii) there is registered against each such parcel a covenant under Section 219 of the Land Title Act in favour of the *City* requiring that such parcel be developed in accordance with Sub-section (13)(c)(i), and containing such other provisions as the *City* may require.
- (d) The regulations under Part 2, Part 3, Part 4, Part 5 and Part 6 apply.