

**Proposed Modifications to Residential Multiple “RM2” Zone and
Residential Multiple “RM5” Zone**

By-law Provision	Standard Provision – Residential Multiple “RM2” Zone	Requested Provision – Residential Multiple “RM2-667” Zone	Standard Provision – Residential Multiple “RM5” Zone	Requested Provision – Residential Multiple “RM5-668” Zone (Block Townhouse Units)	Requested Provision – Residential Multiple “RM5-668” Zone (Multi-Plex Dwellings (Maisonettes))
Permitted Uses			Triplex dwellings, multi-plex dwellings and uses, buildings and structures accessory thereto.	i) Block townhouse dwellings and uses, buildings and structures accessory thereto.	ii) Multi-plex dwellings and uses, buildings and structures accessory thereto.
Minimum Lot Area / Unit Area		145.0 sq m per dwelling unit.	0.07 ha for a triplex dwelling, 0.2 ha for a multi-plex dwelling containing four to six units and 0.5 ha for a multi-plex dwelling containing seven or more units.	150.0 sq m per dwelling unit.	80.0 sq m per dwelling unit.
Minimum Lot Frontage	i) On a corner lot the minimum lot frontage for a dwelling end unit adjacent to the flanking street shall be 17 m.	5.7 m per dwelling unit.	18.0 m for a triplex dwelling, 30.0 m for a multi-plex dwelling containing four to six units and 45 m for a multi-plex dwelling containing seven or more units.	5.5 m per dwelling unit.	5.5 m per unit.

	ii) For a dwelling end unit which does not abut a flanking street the minimum lot frontage shall be 11.5 m.				
Minimum Lot Depth	30 m	26.0 m	35 m	26.0 m	13.0 m
Maximum Lot Coverage	35 percent	55 percent	35 percent	55 percent	
Minimum Front Yard	7.5 m plus any applicable distance as specified in Schedule "C"	4.9 m	7.5 m for a triplex dwelling and a multiplex dwelling where the façade with a primary entrance faces the street or 10.5 m, plus any applicable distance as specified in Schedule "C".	4.5 m	4.5 m
Minimum Side Yard	2.5 m for a dwelling end unit which does not abut a flanking street and for a dwelling unit abutting a flankage street the minimum side yard shall be 7.5	1.2 m for a dwelling end unit.	3.0 m for a triplex dwelling and a multiplex dwelling where the façade with a primary entrance faces the street or 10.5 m, plus any applicable distance as specified in Schedule "C".	i) End unit abutting a street: 1.2 m ii) Flankage end unit abutting a street: 1.2 m, and 3.0 m abutting Garner Road East.	i) End unit abutting a street: 1.2 m ii) Flankage end unit abutting a street: 1.2 m, and 3.0 m abutting Garner Road East.

	m plus any applicable distance as specified in Schedule "C"				
Minimum Rear Yard			9.0 m	6.5 m	-
Maximum Height			10.5 m	-	12.6 m
Maximum Density	-	45 units per hectare	50 units per hectare		
Minimum Landscaping			40 percent of the lot area for triplex dwellings and 50 percent of the lot area for multi-plex dwellings	30 percent of the unit area (including required privacy areas)	-
Building Separation			<p>A triplex and / or a multi-plex building shall be no closer to another triplex and / or multi-plex building on the same lot in accordance with the following distance requirements:</p> <p>Façade to Façade: 18.0 m</p> <p>Façade to End Wall: 15.0 m</p> <p>Rear Wall to Rear Wall: 15.0 m</p> <p>End Wall to End Wall: 3.0 m</p>	<p>A townhouse building shall be no closer to another residential building in accordance with the following distance requirements:</p> <p>Façade to Façade: 15.0 m</p> <p>Façade to End Wall: 12.0 m</p> <p>End Wall to End Wall: 2.4 m</p> <p>Rear Wall to Rear Wall: 13.0 m</p>	<p>A multi-plex building shall be no closer to another multi-plex building in accordance with the following distance requirements:</p> <p>Façade to Façade: 15.0 m</p> <p>Façade to End Wall: 12.0 m</p> <p>End Wall to End Wall: 2.4 m</p> <p>Rear Wall to Rear Wall: 13.0 m</p>

<p>Dwelling Unit Placement</p>	<p>i) Not more than eight dwelling units shall be attached in a continuous row</p> <p>ii) Not more than four attached dwelling units shall be erected in a row without offsetting or staggering the front face or wall of the dwelling a minimum of 1 m or without varying the exterior design and materials of the front face or wall of the dwelling.</p>	<p>i) no more than eight dwelling units shall be attached within a continuous row.</p> <p>ii) Not more than four dwelling units shall be erected in a row without varying the exterior design and materials of the front face of wall of the dwelling.</p>	<p>-</p>	<p>-</p>	
<p>Parking</p>	<p>-</p>	<p>-</p>	<p>In addition to the parking requirements of Subsection 7.14 hereof, 25 percent of the required parking spaces for multi-plex dwellings (excluding</p>	<p>In addition to the parking requirements of Subsection 7.14 hereof each dwelling shall have at least one of the two</p>	<p>In addition to the parking requirements of Subsection 7.14 hereof, each dwelling shall have at least one of the two</p>

			required visitor parking) shall be within an enclosed building or underground.	required parking spaces (excluding required visitor parking) within an enclosed building.	required parking spaces (excluding required visitor parking) within an enclosed building.
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