

**SECTION 15 - RESIDENTIAL MULTIPLE 2 (RM2) ZONE**

**15.1** Subject to the general provisions of Section 6 and all other applicable requirements of this By-law, the provisions of this section shall apply to all Residential (RM2) zones.

**15.2 PERMITTED USES**

- Fourplexes
- Apartment houses
- Residential uses existing at the date of passing of this by-law
- Second-Level lodging houses
- Uses, buildings and structures accessory to the foregoing permitted use

**15.3 REGULATIONS FOR APARTMENT HOUSES AND SECOND-LEVEL LODGING HOUSES**

Minimum Lot Frontage	30m
Minimum Lot Area	115 sq. m. per unit
Maximum Lot Coverage	40 percent
Minimum Front Yard	7.5m
Minimum Side Yard	One-half of the building height or 4m, whichever is greater
Minimum Exterior Side Yard	One-half of the building height or 6m whichever is the greater
Minimum Rear Yard	One-half of the building height or 7.5m whichever is the greater
Minimum floor area per dwelling unit	Bachelor Unit: 40 sq. m One-Bedroom Unit: 50 sq. m Two-Bedroom Unit: 60 sq. m Unit comprising three or more bedrooms: 79 sq. m plus 7 sq. m for each bedroom in excess of three
Maximum Height	9 storeys or 24 metres whichever is the greater
Landscaped Area	For every lot on which the buildings or structures are situated, there shall be provided and maintained on the lot at least 25 percent of the lot area as a landscaped area unused for access or maneuvering space or parking space or any other purpose other than landscaped area and playground

**15.4 MINIMUM DISTANCE BETWEEN ANY ABUTTING RESIDENTIAL ZONE AND DRIVING LANES OR PARKING AREAS**

- (a) No driving lane shall be closer than 3 metres to any lot line abutting any Residential Zone.
- (b) No parking area shall be closer than 3.0 metres to any lot line abutting any Residential Zone, except that the regulations governing the location of a driving lane and a parking area in relation to a lot line shall not apply to

prevent the use of a jointly owned driving lane or parking area which serves two row house dwellings on adjoining lots.

### **15.5 REGULATIONS FOR FOURPLEXES**

The regulations of Section 14.7 shall apply.

### **EXCEPTIONS TO THE RESIDENTIAL MULTIPLE 2 (RM2) ZONE**

#### **RM2-51(129-1990) 255 High Street**

Nothing shall prevent the continued use of the lands indicated as RM2-51 on Schedule "A" for a senior citizen's complex and uses, buildings and structures accessory thereto and the following special regulations shall apply thereto:

- (a) The maximum number of dwelling units permitted on this land shall be 56 units.
- (b) The minimum front yard shall be 39 metres.
- (c) The minimum side yard abutting the residential zone on the northerly lot line shall be 19 metres.
- (d) The minimum rear yard shall be 60 metres.
- (e) The maximum height for an apartment house shall be 6 storeys.

#### **RM2-53 (129-1990) 1 Albany Street**

Nothing shall prevent the continued use of the lands indicated as RM2-53 on Schedule "A" for an apartment building and uses, buildings and structures accessory thereto and the following special regulation shall apply thereto:

- (a) Maximum number of dwelling units: 100

#### **RM2-54 (129-1990) 43 King Street**

Nothing shall prevent the continued use of the lands indicated as RM2-54 on Schedule "A" for non-profit housing and uses, buildings and structures accessory thereto and the following special regulations shall apply thereto:

- (a) The maximum number of dwelling units permitted on this land shall be 50 units.
- (b) The maximum height for an apartment house shall be 5 storeys.
- (c) The minimum side yard abutting the Residential Zone on the southerly lot line shall be 15 metres.
- (d) The minimum front yard shall be 50 metres.
- (e) The minimum side yard abutting the northerly lot line shall be 7.5 metres.
- (f) The minimum rear yard shall be 7.5 metres.
- (g) The minimum distance between parking areas and any abutting Residential Zone shall be 9 metres.

#### **RM2-58 (9-1991) Hagey Avenue, north side, west of Hospital Drive**

These lands are zoned "Residential Multiple 2 RM2-58 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 2 RM2 Zone" by this

by-law shall apply to those lands zoned "Residential Multiple 2 RM2-58 Zone" except:

- (a) that notwithstanding the requirements of Subsection 15.3 the minimum lot area shall be 161 square metres per unit, and;
- (b) that notwithstanding the requirements of Subsection 15.3 the maximum height of the building shall not be greater than 3 storeys.

**RM2-61(H) (92-1992) Albany Street, north side @ King Street**

These lands are zoned "Residential Multiple 2 Holding RM2(H)-61 Zone". Once the (H) has been removed by Council after the Lakeshore Road Pumping Station has been upgraded to accommodate additional development, the development on this property shall comply with all of the provisions of Section 15 - RM2 Zone Residential Multiple 2 except:

- (a) that notwithstanding the requirements of Subsection 15.2 - Permitted Uses, these lands shall only be used for block townhouse dwellings, apartment houses and uses, buildings and structures accessory to the foregoing permitted uses;
- (b) the maximum number of dwellings units shall not be greater than 116 units;
- (c) the minimum lot area shall not be less than 1.2 hectares;
- (d) the minimum lot frontage shall not be less than 165 metres;
- (e) the maximum lot coverage shall not be greater than 30%;
- (f) there shall be provided and maintained on the lot at least 50% of the lot area as a landscaped area, unused for access or maneuvering space or parking space or any other purpose other than landscaped area;
- (g) that notwithstanding the parking requirements in Subsection 6.20 (A) (b), the following requirements shall apply:
  - a minimum of 1.5 parking spaces per dwelling unit shall be provided and maintained on site, and;
  - all block townhouse dwelling units shall have an attached garage, and;
  - a minimum of 1 underground parking space per apartment dwelling unit shall be provided on site.
- (h) the following regulations shall apply to the apartment house;
  - the maximum number of apartment dwelling units shall not be greater than 91 units.
  - The minimum front yard abutting Albany Street shall not be less than 7.5 metres.
  - The minimum easterly side yard shall not be less than ½ of the building height or 7.5 metres whichever is greater.
  - The minimum westerly side yard abutting King Street shall not be less than ½ of the building height or 28 metres whichever is greater.
  - The minimum rear yard shall not be less than ½ of the building height or 7.5 metres whichever is the greater.
  - Maximum building height for an apartment house shall not be greater than 10 storeys.
  - The minimum floor area per dwelling unit shall not be less than the following:

<u>Type of Dwelling Unit</u>	<u>Minimum Floor Area</u>
One Bedroom Unit	69 square metres
Two Bedroom Unit	83 square metres
Three or more Bedrooms	138 square metres

- (i) The following provisions shall apply to the block townhouse units:
- The minimum front yard abutting Albany Road shall not be less than 7.5 metres on a public street or 6.2 metres on an internal roadway.
  - The minimum side yard shall not be less than 4.5 metres except that any side yard abutting a street shall not be less than 7.5 metres or on an internal roadway shall not be less than 6.7 metres.
  - The minimum rear yard shall not be less than 7.5 metres.
  - The maximum building height shall not be greater than 2 storeys.
  - The minimum floor area shall not be less than the following:

<u>Type of Dwelling Unit</u>	<u>Minimum Floor Area</u>
Two Bedroom Unit	90 square metres
Three Bedroom Unit	110 square metres

- The minimum distance between buildings on the same lot - the face of one townhouse shall not be closer to any side of any other townhouse than 9 metres; any face of any townhouse shall not be closer than 15 metres to any face of another townhouse; any side of any townhouse shall not be closer than 4 metres to any side of any other townhouse.
- The maximum number of units in a row shall not be greater than 8.
- The minimum lot area shall not be less than 270 square metres per unit.

**RM2-63(H) (129-1990) Albert Street, east side, north of Albany Street**

*Repealed by By-law 106-2002*

**RM2-64 (272-1990) 757 Nancy Road**

These lands are zoned "Residential Multiple-2 RM2-64 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 2 RM2 Zone" by this by-law shall apply to those lands zoned "Residential Multiple-2 RM2-64 Zone" except:

- (a) that notwithstanding the requirements of Subsection 15.2, these lands shall be used for an apartment house with not more than 54 dwelling units and uses, buildings and structures accessory to the apartment house, and;
- (b) that notwithstanding the requirements of Subsection 15.3, the minimum lot frontage shall not be less than 21.2 metres, and;
- (c) that notwithstanding the requirements of Subsection 15.3, the minimum side yard shall not be less than 7.5 metres, and;
- (d) that notwithstanding the requirements of Subsection 15.3, the minimum rear yard shall not be less than 7.5 metres, and;
- (e) that notwithstanding the requirements of Subsection 15.3, the maximum height shall not be greater than 5 storeys.

**RM2-65(H) (30-1991) Dominion Road, north side @ Albert Street**

*Repealed and replaced by By-law 134-2002*

**RM2-118 (90-1994) 3926 Farr Avenue**

These lands are zoned "Residential Multiple 2 RM2-118 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 2 RM2 Zone" shall apply to those lands zoned "Residential Multiple 2 RM2-118 Zone" on Schedule A except:

- (a) that notwithstanding the list of permitted uses set out in Subsection 15.2 - Permitted Uses, the lands shown as "RM2-118 Zone" on Schedule A may only be used for an apartment house containing not more than six (6) apartment dwelling units, and uses, buildings and structures accessory to the foregoing permitted use;
- (b) that notwithstanding the requirements of Subsection 15.3, the minimum lot frontage shall not be less than 31.1 metres, and;
- (c) that notwithstanding the requirements of Subsection 15.3, the minimum lot area shall not be less than 1,414 square metres.

**RM2-129 (16-1995) 1175 Taylor Avenue**

These lands are zoned "Residential Multiple 2 RM2-129 Zone", and the development on this property shall comply with all of the provisions in Subsection 15 - Residential Multiple 2 (RM2) Zone" except:

- (a) that in addition to the permitted uses set out in Subsection 15.2 (b) - Permitted Uses, the lands may also be used for block townhouse dwellings in accordance with the regulations contained in Section 14 of this By-law.
- (b) the maximum number of dwelling units shall not be greater than 8 dwelling units.

**RM2-205 (200-1998) 3659 Cutler Street**

These lands are zoned "Residential Multiple 2 RM2-205 Zone" and all of the provisions that relate to lands zoned "Residential Multiple 2 RM2 Zone" shall apply to those lands zoned "Residential Multiple 2 RM2-205 Zone" on Schedule A except:

- (a) That notwithstanding the requirements of Subsection 15.2 (Permitted Uses) these lands may be used for an apartment building with not more than three dwelling units;
- (b) that notwithstanding the requirements of Subsection 15.3, the minimum lot frontage shall not be less than 11.2 metres;
- (c) that notwithstanding the requirements of Subsection 15.3, the minimum lot area shall not be less than 190 square metres per unit;
- (d) that notwithstanding the requirements of Subsection 15.3, the minimum easterly side yard shall not be less than .97 metres and the minimum westerly side yard shall not be less than .99 metres for the existing building.

**RM2-215(H) (212-1999) Disher Street, north side, west of Ridge Road North**  
***DELETED DECEMBER 9, 2002, REPLACED BY BY-LAW 243-2002***

**RM2-226 (130-2000) Derby Road, west side @ Michener Road**

These lands are zoned “Residential Multiple 2 RM2-226 Zone” and all of the provisions that relate to lands zoned “Residential Multiple 2 RM2 Zone” by this By-law shall apply to those lands zoned “Residential Multiple 2 Holding RM2-226 Zone” on Schedule A, except:

- (a) that notwithstanding the permitted uses in Subsection 15.2, apartment dwellings shall only be permitted in the existing buildings on these lands.
- (b) that notwithstanding Subsection 15.3, the minimum lot area shall not be less than 427 square metres/unit.

**RM2-241(H) (184-2001) 56 Belfast Road South**

These lands are zoned "Residential Multiple Holding 2 RM2-241(H) Zone" and all of the provisions that relate to lands zoned Residential Multiple RM2 by this by-law shall apply to those lands zoned Residential Multiple RM2-241 Zone on Schedule A. Once the Holding has been removed, after the Town has approved a Site Plan Agreement these lands shall comply to all of the provisions that relate to lands zoned "Residential Multiple RM2" except:

- (a) Notwithstanding the provisions of Subsection 15.2, the lands shall only be used for an apartment building containing not more than four (4) dwelling units, and;
- (b) Notwithstanding the provisions of Subsection 15.3, the lot area, lot coverage, landscaped area and yard setbacks for the building shall be as existing on the day of passing of this zoning by-law.

**RM2-277 (Board Order Z 920023) Esme Lane and Weber Court**

For the purpose of permitting not more than 26 block townhouse dwelling units, 20 apartment units and 1 cooperative centre.

Lands illustrated, outlined and shown on Schedule "A" as being zoned "Residential Multiple Two - RM2-277" and shall be subject to the following regulations:

- |     |   |  |                       |
|-----|---|--|-----------------------|
| (a) | Maximum Number of Dwelling Units                                    | 26   | Block Townhouse Units |
|     |   | 20   | Apartment Units       |
| (b) | One Cooperative Centre  | Maximum gross floor area of 368 sq. m or 3,961 sq. ft.                                   |                       |
| (c) | Minimum Parking Requirements  | 1.5 spaces/dwelling unit.<br>1 space/15 sq. m of gross floor area of Cooperative Centre. |                       |
| (d) | Minimum Rear Yard Setback   | 32.8 ft.   | 10 m                  |
| (e) | Minimum Side Yard Setback for Block Townhouse & Apartment Dwellings | 19.7 ft  | 6m                    |
|     | except the minimum Side Yard Abutting an Internal Road shall be     | 20.9 ft.   | 6.4 m                 |
|     | Minimum Side Yard Setback for Cooperative Centre                    | 32.8 ft.   | 10 m                  |

(f)	Minimum Front Yard Setback on a Street or an Internal Roadway for Block Townhouse & Apartment Dwellings	21.98 ft.	6.7 m
	Minimum Front Yard Setback for Cooperative Centre	32.8 ft.	10 m
(g)	Maximum Density	11.03 units/ac	26.8units/ha
(h)	Minimum Lot Area	4.17 ac	1.716 ha
(i)	Minimum Lot Frontage	275 ft.	83.82 m
(j)	Maximum Building Height	2 storeys	
(k)	Minimum Floor Area	549 sq. ft.	51.0 sq.m
(l)	Any face of one Townhouse shall be no closer to any side of another Townhouse than	29.5 ft.	9 m
	Any face of any Townhouse shall be no closer to any face of another Townhouse than	49.2 ft.	15 m
	Any side of one Townhouse shall be no closer to any side of another Townhouse than	29.5 ft.	9 m
(m)	Minimum Landscaped Area	50%	
(n)	Planting strip	4.9 ft.	1.5 m
(o)	Maximum number of Townhouse Units in a row	6	

**RM2-309 (By-law 236-90) Niagara River Parkway**

These lands are zoned "Residential Multiple-RM2-309 Zone" and all of the provisions that relate to lands zoned "Residential Multiple RM2 Zone" by this by-law shall apply to those lands zoned "Residential Multiple RM2-309 Zone" by this by-law except that:

- (a) notwithstanding the permitted uses in Subsection 15.2, the lands indicated as RM2-309 shall only be used for an apartment house, a marina, an underground parking structure, retail stores, business or professional offices, medical and dental offices, restaurants and banks, and;
- (b) notwithstanding Subsection 15.3, the maximum number of dwelling units shall not be greater than 60 dwelling units, and;
- (c) the maximum commercial floor space shall not be greater than 1,288 square metres, and;
- (d) residential dwelling units are not permitted to locate on the ground floor, and;
- (e) notwithstanding Subsection 6.20 respecting minimum parking requirements, not less than 133 parking spaces must be provided on site.

**RM2-331(H) (10-05) 672 Edgemere Road at Helena Street**

These lands are zoned Residential Multiple 2 Holding RM2-331(H) Zone, and all of the provisions of By-law 129-90 as amended that relate to lands zoned Residential Multiple 2 RM2 Zone by this by-law shall apply to those lands

zoned Residential Multiple 2 Holding RM2-331(H) Zone on the attached Schedule A subject to the following special provisions:

a) Notwithstanding the requirements of Subsection 15.3, the following special provisions shall apply:

- Minimum Lot Area: **134.7 square metres per unit**
- Minimum Front Yard along Edgemere Road: **3.4 metres**
- Minimum Interior Side Yard: **6.1 metres**
- Maximum Building Height: **3 stories and not greater than 11.4 metres**

b) Notwithstanding the requirements of Subsection 6.20(I), the parking area along Helena Street shall be permitted to be within 0m of the street line and the parking area along Floyd Place shall be permitted to be located within 1.5m of the street line.