

Transition Table – RM2 Zone to RM1 Zone

RM2 ZONE (ELECTORAL AREA “F”)	PROPOSED RM1 ZONE
Principal Uses: congregate care housing; multiple family dwellings; rowhouse or townhouse dwellings; senior citizens housing;	Principal Uses: apartment building; townhouse;
Accessory Uses: accessory buildings/structures.	Accessory Uses: home occupation; accessory buildings/structures.
Minimum Parcel Size: [varies by dwelling type]	Minimum Parcel Size: 1,000 m ²
Minimum Parcel Width: [varies by dwelling type]	Minimum Parcel Width: 30.0 metres
Density: Minimum: N/A Maximum: [varies by # bedroom] Floor Area Ratio: 1.75	Density: Minimum Floor Area: 40 m ² Maximum: 50 dwellings/ha Floor Area Ratio: N/A
Minimum Setbacks: <u>Principal buildings:</u> Front: 6.0 metres Rear: 4.5 metres Interior side: 3.5 metres Exterior side: 3.5 metres <u>Accessory buildings:</u> Front: 3.0 metres Rear: 1.0 metres Interior side: 1.0 metres Exterior side: 3.5 metres	Minimum Setbacks: <u>Principal buildings:</u> Front: 7.5 metres Rear: 4.5 metres Interior side: 3.0 metres Exterior side: 4.5 metres <u>Accessory buildings:</u> Front: 7.5 metres Rear: 1.0 metres Interior side: 1.0 metres Exterior side: 4.5 metres
Maximum Height: 25 metres (principal) 5.0 metres (accessory)	Maximum Height: 12 metres (principal) 4.5 metres (accessory)
Maximum Parcel Coverage: 40%	Maximum Parcel Coverage: 50%
Open Space Requirement: 20% Amenity Area Ratio: 0.33	Amenity Space Requirement: a) The following amenity space shall be provided for each dwelling unit: i) studio suite: 7.5 m ² ii) one (1) bedroom: 15.0 m ² iii) two (2) or more bedrooms: 25.0 m ² b) not less than 25% of required amenity space is to be located at grade; c) for the purpose of calculating the amenity space requirement, any indoor amenity space provided shall be counted as double its actual floor area and credited towards this requirement.