

Specialized Residential R.3 **Zones**

In certain Instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Residential **Townhouse** (R.3) **Zones**. In these cases, specific R.3 Restricted Defined Areas (Specialized R.3 **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. R.3A-1, R.3B-2, etc.)

The R.3 **Zone** provisions shall apply except when precluded by the specific **Uses** and regulations for any R.3 Restricted Defined Area.

The following R.3 Restricted Defined Areas (Specialized R.3 **Zones**) are herein set out:

5.3.3.1 **Restricted Defined R.3A Areas – Specialized R.3A Zones**

5.3.3.1.1 **R.3A-1**

780 York Rd.

As shown on Defined Area Map Number 57 of Schedule “A” of this **By-law**.

5.3.3.1.1.1 **Permitted Uses**

- A maximum of 14 two and three bedroom **Townhouse** units
- A maximum of 24 support care bachelor units
- A common room

For purposes of this **By-law**:

Support Care Bachelor Units shall mean a group of self-contained bachelor units including a common room designed for single adults and supervised as a residential care facility.

Common Room shall mean a meeting room designed for the promotion of social and leisure activities for the residents and staff associated with the support care bachelor units.

5.3.3.1.1.2 **Regulations**

5.3.3.1.1.2.1 **Minimum Floor Area (per Dwelling Unit)**

33.5 m² for support care bachelor units.

5.3.3.1.1.2.2 **Minimum Front Yard**

7.5 metres from Cityview Drive.

5.3.3.1.1.2.3 **Maximum Lot Coverage**

No more than 32% of the **Lot Area** shall be covered by **Buildings** or **Structures**.

5.3.3.1.1.2.4 Minimum **Private Amenity Area**

- a) A **Private Amenity Area** shall not be required for the supervised bachelor units.
- b) Despite Section 5.3.2.5.1 c), **Private Amenity Areas** for single-**Storey Townhouse** units may be a minimum of half the width of the unit.
- c) Despite Section 5.3.2.5.1 d), **Private Amenity Areas** for **Townhouse** units may be located within the required **Side** or **Rear Yards**.

5.3.3.1.1.2.5 Off-Street Parking

- a) Despite Section 4.13.4.3, off-street **Parking Spaces** shall be provided for each of the **Townhouse Dwelling Units**.
- b) Despite Section 4.13.4.3, one **Parking Space** shall be provided for every 4 units for the support care bachelor component.
- c) Despite Section 4.13.2.2.2, outdoor **Parking Spaces** shall be permitted no closer than 1 metre from any **Lot Line** or **Street Line**.
- d) Despite Section 4.13.2.2.2, **Parking Spaces** shall be permitted within the required York Road **Setback** area.

5.3.3.1.1.2.6 Minimum Distance Between **Buildings**

Despite Section 5.3.2.3.3, the minimum distance between any two **Buildings** shall be 4 metres.

18167 5.3.3.1.2

R.3A-2

As shown on Defined Area Map Number 38 of Schedule "A" of this **By-law**.

5.3.3.1.2.1 Permitted Uses

In accordance with the provisions of Section 5.3.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.3.3.1.2.2 Regulations

In accordance with Section 5.3.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions:

5.3.3.1.2.2.1 Despite the definition of Townhouse in Section 3 (58) (i), this development may contain a **Building** that is divided vertically into a minimum of 2 separate **Dwelling Units**.

5.3.3.1.2.2.2 Minimum **Front Yard**
10 metres

5.3.3.1.2.2.3 Minimum **Side Yard**
The Minimum **Side Yard** shall be:

- 2 metres for the east and west **Side Yard**, except where **Private Amenity Areas** face the east lot line in which case the minimum side yard shall be 8 metres; and
- 6 metres for the south **Side Yard**.

Despite Section 5.3.2.2.2, windows to **Habitable Rooms** shall be permitted to face onto the **Side Yards**.

5.3.3.1.2.2.4 Minimum **Rear Yard**
4.5 metres

Despite Section 5.3.2.2.2, windows to **Habitable Rooms** shall be permitted to face onto the rear yard.

5.3.3.1.2.2.5 Minimum **Lot Area** per **Dwelling Unit**
The Minimum **Lot Area** per **Dwelling Unit** shall be 250 square metres.

5.3.3.1.2.2.6 Minimum Distance between **Buildings**
Despite Section 5.3.2.3.1, the minimum distance between one **Building** and the face of another **Building**, each of which contain windows to Habitable Rooms, shall be 2.4 metres.

5.3.3.1.2.2.7 Access to **Private Amenity Area**
Despite Section 5.3.2.5.1 access to the Private Amenity Area may be provided by exterior stairs.

5.3.3.1.2.2.8 Maximum Density of Site
Despite Section 5.3.2.6.1 the maximum density of the **Cluster Townhouse** development shall be 40 dwellings per hectar.

5.3.1.2.2.9 Off-Street Parking
Despite Section 4.13.2.2 **Parking Spaces** located in the **Side** or **Rear Yard** may be located within 1.5 metres of the **Lot Line**.

17879 5.3.3.1.3 **R.3A-3**
Deleted by **By-law** (2005)-17879.

5.3.3.1.4 **R.3A-4**
50-60 Fife Rd.
As shown on Defined Area Map Number 5 of Schedule “A” of this **By-law**.

5.3.3.1.4.1 Permitted Uses

- **Townhouses**
- **Apartment Building**

5.3.3.1.4.2 Regulations
All **Townhouse** dwellings and accessory **Buildings** shall be developed in accordance with the provisions of Sections 4 and 5.3.2. **Apartment** dwellings and accessory **Buildings** shall be developed in accordance with the provisions of Sections 4 and 5.4.2.

5.3.3.1.4.2.1 Minimum Lot Frontage – 130 metres

5.3.3.1.4.2.2 Minimum Lot Area – 1.21 hectares

5.3.3.1.4.2.3 Maximum Number of Dwelling Units
A maximum of 70 **Dwelling Units** shall be permitted in the R.3A-4 **Zone**.

5.3.3.1.4.2.4 Maximum Building Height
The maximum **Building Height** shall be 4 **Storeys**.

5.3.3.1.4.2.5 Location of Private Amenity Areas
Despite Section 5.3.2.5.1 d), **Private Amenity Areas** shall be allowed to encroach into a required **Side** or **Rear Yard** but not within 3 metres of any **Lot Line**.

5.3.3.1.4.2.6 Parking Space Size
a) Despite Section 4.13.3, **Parking Spaces** shall have dimensions of not less than 2.75 metres by 5.5 metres.

- b) Single parking modules shall have a minimum width of 11.6 metres with no truck access, or 12.8 metres with truck access.
- c) Double-loaded parking modules shall have a minimum width of 17.7 metres with no truck access and 18.9 metres with truck access.

5.3.3.1.4.2.7 Minimum Distance Between **Buildings**
The distance between the existing **Building** known as 40 Fife Road and any future **Townhouse** dwelling or **Apartment** dwelling shall in no case be less than 6 metres.

5.3.3.1.5 **R.3A-5**
302-324 College Ave. W.
As shown on Defined Area Map Number 17 of Schedule “A” of this **By-law**.

5.3.3.1.5.1 Permitted **Uses**
Maximum of 214 **Townhouse Dwelling Units**.

5.3.3.1.5.2 Regulations

5.3.3.1.5.2.1 Maximum Density – 38 units per hectare.

5.3.3.1.5.2.2 Minimum **Lot Area** – 5.6 hectares.

5.3.3.1.5.2.3 Maximum **Lot Coverage** – 26% of the **Lot Area**.

5.3.3.1.5.2.4 Minimum **Private Amenity Area**

5.3.3.1.5.2.4.1 Despite Section 5.3.2.5.1 d), minimum **Private Amenity Areas** within the R.3A-5 **Zone** shall be permitted to form part of a required **Front, Side or Rear Yard**.

5.3.3.1.5.2.4.2 Despite Section 5.3.2.5.1 a), individual **Private Amenity Areas** in the R.3A-5 **Zone** shall have a minimum area of 26 m².

5.3.3.1.5.2.4.3 Section 5.3.2.5.1 b) shall not apply to the R.3A-5 **Zone**.

5.3.3.1.5.2.5 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Despite Section 5.3.2.3, the minimum distance between **Buildings** and **Private Amenity Areas** shall be in accordance with the following regulations only:

5.3.3.1.5.2.5.1 The distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable**

Rooms, shall in no case be less than 15 metres.

5.3.3.1.5.2.5.2 The distance between the face of one **Building** which contains windows of **Habitable Rooms** and the face of another **Building** which does not contain windows to a **Habitable Room** shall be subject to the approval of the **City** of Guelph and shall in no case be less than 6.5 metres.

5.3.3.1.5.2.5.3 The distance between any two **Buildings** shall be subject to the approval of the **City** of Guelph and shall in no case be less than 3 metres.

5.3.3.1.5.2.5.4 No part of a **Private Amenity Area** shall be located within 6.5 metres of a wall, in another **Building**, containing windows of **Habitable Rooms** which face the **Private Amenity Area**.

5.3.3.1.5.2.5.5 The minimum distance between the **Private Amenity Areas** of two separate **Buildings** shall be 3 metres where one **Private Amenity Area** faces any part of the other **Private Amenity Areas**, or 3 metres where the **Private Amenity Areas** are side by side and aligned parallel to each other.

5.3.3.1.5.2.6 **Buffer Strips**
Buffer Strips in the R.3A-5 **Zone** shall be in accordance with the following:

15692 5.3.3.1.5.2.6.1 Where the R.3A-5 **Zone** abuts the R.3A **Zone**, the **Buffer Strip** requirements along the common property line shall include a 1.5 metre high wood privacy **Fence** supplemented by intermittent screen planting of trees.

5.3.3.1.5.2.6.2 Where the R.3A-5 **Zone** abuts a Park **Zone**, the minimum **Buffer Strip** requirement shall be a **Fence** meeting **City** of Guelph standards.

5.3.3.1.5.2.6.3 Where the R.3A-5 **Zone** abuts lands located to the east, the minimum **Buffer Strip** requirements shall include a fence along the common property line, except for the areas of land **Used** for a vehicular emergency access road.

5.3.3.1.5.2.6.4 Where the R.3A-5 **Zone** abuts the lands municipally known as 278 College Avenue West, the minimum **Buffer Strip** requirements shall include a 1.5 metre high wood screen privacy fence along the common property lines, supplemented by a solid and unbroken planting of trees.

5.3.3.1.5.2.7 Off-Street Parking

5.3.3.1.5.2.7.1 Despite Section 4.13.3, the minimum size requirement for all outdoor off-street **Parking Spaces** in the R.3A-5 **Zone** shall be a minimum of 2.8 metres by 6 metres, where a 7 metre wide aisle is provided.

5.3.3.1.5.2.7.2 No entrance shall be located closer than 1.5 metres to a **Driveway**.

5.3.3.1.5.2.8 Special **Fencing** Requirements

5.3.3.1.5.2.8.1 A decorative wood screen and masonry post privacy **Fence** shall be provided along the rights-of-way/property lines of both Janefield Avenue and College Avenue West, except for those areas of land required for vehicular entry ramps and **Driveways**. This fence shall also be required along the property line abutting the adjacent R.4A **Zone**, for a distance of 30 metres measured in an easterly direction from the Janefield Avenue right-of-way. This **Fence** shall be a maximum height of 1.83 metres including masonry posts, and shall be supplemented with intermittent screen tree planting.

5.3.3.1.5.2.8.2 Where tennis courts are provided in the R.3A-5 **Zone**, the associated **Fencing** shall not exceed a maximum height of 3.7 metres.

5.3.3.1.5.2.9 Restricted Location of Active Recreational Facilities

Within the R.3A-5 **Zone**, all common recreational facilities and amenities, including swimming pools, tennis courts, recreation **Buildings**, etc., shall maintain a minimum distance from the abutting R.3A-5 **Zone**, such minimum distance to be 30 metres.

15378 5.3.3.1.6

R.3A-6

60 Ptarmigan Drive

As shown on Defined Area Map Number 7 of Schedule "A" of this **By-law**.

5.3.3.1.6.1 Regulations

5.3.3.1.6.1.1 Streetscape

Where row dwellings/**Townhouses** face directly onto a public road allowance within the R.3A-6 **Zone**, such **Building** facades shall be required to have all brick construction.

5.3.3.1.7 **R.3A-7**
264 College Avenue West
As shown on Defined Area Map Number 17 of Schedule “A” of this **By-law**.

- 5.3.3.1.7.1 **Permitted Uses**
- maximum of 43 **Townhouse** units.
 - **Accessory Uses** in accordance with Section 4.23

5.3.3.1.7.2 **Regulations**

5.3.3.1.7.2.1 **Maximum Density** – 35 units per hectare.

5.3.3.1.7.2.2 **Minimum Private Amenity Area**
The requirements of Section 5.3.2.5.1 d) shall not apply in the R.3A-7 **Zone**.

- 5.3.3.1.7.2.3 **Minimum Distance Between Buildings**
- Despite Section 5.3.2.3.3, the distance between any two **Buildings** in the R.3A-7 **Zone** shall, in no case, be less than 3 metres.
 - Despite Section 5.3.2.3.5, the minimum distance between **Private Amenity Areas** that are side by side and aligned parallel to each other shall be 3 metres in the R.3A-7 **Zone**.

- 5.3.3.1.7.2.4 **Buffer Strips**
- The **Buffer Strip** in the R.3A-7 **Zone** may be interrupted with openings for pedestrian or vehicular access.
 - The **Buffer Strip** in the R.3A-7 **Zone** shall have, as a minimum, a fence.

5.3.3.1.7.2.5 **Off-Street Parking**
Despite Section 4.13.3.2, the minimum size requirement for all outdoor, off-street **Parking Spaces** in the R.3A-7 **Zone** where a 7 metre wide aisle is provided, shall be 2.8 metres by 6.0 metres minimum.

15378 5.3.3.1.8 **R.3A-8**
39 Ptarmigan Dr.
As shown on Defined Area Map Number 7 of Schedule “A” of this **By-law**.

5.3.3.1.8.1 Regulations

5.3.3.1.8.1.1 Streetscape

Where row dwellings/**Townhouses** face directly onto a public road allowance within the R.3A-8 **Zone**, such **Building** facades shall be required to have all brick construction.

5.3.3.1.8.1.2 Buffer Strip

Where the **Buffer Strip** in the R.3A-8 **Zone** is adjacent to a Park, Conservation Land, Wetland or Institutional **Zone**, that **Buffer Strip** shall consist of a mix of deciduous and coniferous trees to be planted at a maximum distance of 4.5 metres off centres. The deciduous trees shall have a minimum caliper of 50.8 millimetres and the coniferous trees shall be a minimum of 2.4 metres in height, at the time of planting.

5.3.3.1.9 R.3A-9

186 Fife Rd.

As shown on Defined Area Map Number 5 of Schedule “A” of this **By-law**.

5.3.3.1.9.1 Regulations

5.3.3.1.9.1.1 Maximum Number of **Dwelling Units** – 27 **Dwelling Units**.

5.3.3.1.9.1.2 Maximum **Building Height** – 2 **Storeys** above **Finished Grade**.

5.3.3.1.9.1.3 Minimum **Private Amenity Area**

- a) Despite Section 5.3.2.5.1 a), each **Private Amenity Area** shall have a minimum area of 28 m².
- b) Despite Section 5.3.2.5.1 c), each **Private Amenity Area** shall have a width equal to the width of the **Dwelling Unit** (except for end and second **Storey** units).
- c) Despite Section 5.3.2.5.1 d), each **Private Amenity Area** shall be allowed to form part of a required **Side** or **Rear Yard**.

5.3.3.1.9.1.4 **Parking Space** Sizes

Despite Section 4.13.3.2, the following provisions shall apply:

- a) **Parking Spaces** shall have dimensions of not less than 2.75 metres by 5.5 metres.

- b) Single parking modules shall have a minimum width of 12 metres with no truck access, or 12.8 metres with truck access.
- c) Double loaded parking modules shall have a minimum width of 18 metres with no truck access, or 18.9 metres with truck access.

5.3.3.1.10 **R.3A-10**

Paisley Rd.

As shown on Defined Area Map Number 10 of Schedule "A" of this **By-law**.

5.3.3.1.10.1 Regulations

5.3.3.1.10.1.1 **Setback** from Canadian National Railway Right-of-Way
15 metres

5.3.3.1.10.1.2 **Setback** from the Hanlon Expressway Right-of-Way
15 metres.

15006 5.3.3.1.11

R.3A-11

80-90 Ferman Dr., 40 Imperial Rd. N., 539 Willow Rd.

As shown on Defined Area Map Number 4 of Schedule "A" of this **By-law**.

5.3.3.1.11.1 Regulations

5.3.3.1.11.1.1 Maximum Density
Not more than 29.5 units per hectare in Blocks "A", "B", "C" and "D".

5.3.3.1.11.1.2 **Buffer Strips**

5.3.3.1.11.1.2.1 ***Buffer Strips*** comprised of earth berms and tree planting shall be established and maintained along the ***Lot Lines*** of the R.3A-11 **Zone** which abuts any other Residential, Open Space or Urban Reserve **Zone**.

5.3.3.1.11.1.2.2 Earth berms shall consist of solid earth mounds of not less than 1.2 metres in height above the surrounding grade level.

5.3.3.1.11.1.2.3 Every earth berm shall have a solid and unbroken planting of shrubs or trees the ultimate height of which shall not be less than 2 metres above the top of the berm.

5.3.3.1.11.1.2.4 All walkways shall be screened by planting of shrubs or trees, from the abutting residential **Lots**.

5.3.3.1.11.1.3 Maximum **Lot Area** per **Dwelling Unit**
Shall be 278.7 m² except that, in cases where underground parking or parking within the **Main Building** is supplied, the **Lot Area** may be reduced by 18.6 m² for each such space provided or, where the **Lot** backs onto public parkland, the **Lot Area** may be reduced by 37.2 m² for each such **Lot**.

15071 5.3.3.1.12 **R.3A-12**
1055 Gordon St.
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

5.3.3.1.12.1 Permitted **Uses**

- **Maisonette Dwelling**
- **Stacked Townhouses**
- **Cluster Townhouse**
- **Accessory Apartment** in accordance with Section 4.15.1
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.3.1.12.2 Regulations

5.3.3.1.12.2.1 **Stacked Townhouses**
For **Stacked Townhouses**, all regulations of the R.3 **Zone** as specified in Section 5.3.2, with the exception of Rows 3, 8, 10, and 12 of Table 5.3.2 and Section 4.13.2.2, shall apply, with the following additions:

- a) Maximum Density
Notwithstanding Row 20 of Table 5.3.2, the maximum density for **Stacked Townhouses** in the R.3A-12 **Zone** shall be 69.2 **Units** per hectare.
- b) Maximum **Building Height**
Notwithstanding Row 9 of Table 5.3.2, the maximum **Building Height** for **Stacked Townhouses** in the R.3A-12 **Zone** shall be 3.5 **Storeys**.

5.3.3.1.12.2.2 **Cluster Townhouses**
For **Cluster Townhouses**, all regulations of the R.3 **Zone** as specified in Section 5.3.2, shall apply, with the following exceptions:

- 5.3.3.1.12.2.2(a) Minimum Distance Between **Buildings**
Notwithstanding Section 5.3.2.3.3, the minimum distance between **Buildings** shall be 3 metres.
- 5.3.3.1.12.2.2(b) Off-Street Parking
Notwithstanding Section 4.13.2.2, required **Parking Spaces** may be located within 1.2 metres of a **Side Lot Line**.
- 5.3.3.1.12.2.2(c) Private Amenity Area
Notwithstanding Section 5.3.2.5.1(d), the **Private Amenity Area** may form part of a required **Side** or **Rear Yard**.
- 5.3.3.1.12.2.2(d) Private Amenity Area
Notwithstanding Section 5.3.2.5.1(e), the **Private Amenity Area** for a maximum of seven (7) **Dwelling Units** may face onto Gordon Street, subject to fencing and landscaped screening approved through Section 41 of the Planning Act.

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- 5.3.3.1.13 **R.3A-13**
286 Elmira Rd. S., Paisley Rd. and Watson Rd.
As shown on Defined Area Map Numbers 4, 10 and 61 of Schedule “A” of this **By-law**.
- 5.3.3.1.13.1 Permitted **Uses**
- **Cluster** and/or **Stacked Townhouses**
 - **Religious Establishment**
 - **Apartments**
- 5.3.3.1.13.2 Regulations
All **Religious Establishments** shall be developed in accordance with the provisions of Section 8.2. All **Cluster Townhouse** and accessory **Buildings** shall be in accordance with the provisions of Section 5.3 and in accordance with the following density regulation. All **Apartment** dwellings and accessory **Buildings** shall be in accordance with the provisions of Section 5.4 and in accordance with the following additional density provision:
- 5.3.3.1.13.2.1 Density
Maximum of 39.5 units/ha for **Townhouse** dwellings and a maximum of 74.1 units/ha for **Apartment** dwellings.
- 5.3.3.1.14 **R.3A-14**
10 Stuart St.
As shown on Defined Area Map Number 35 of Schedule “A” of this **By-law**.

- 5.3.3.1.14.1 Permitted *Uses*
• 10 ***Cluster Townhouse*** units.
- 5.3.3.1.14.2 Regulations
- 5.3.3.1.14.2.1 Minimum *Private Amenity Area*
A ***Private Amenity Area*** may form part of the ***Side*** or ***Rear Yard***.
- 5.3.3.1.15 **R.3A-15**
909-963 Gordon St.
As shown on Defined Area Map Number 31 or Schedule “A” of this ***By-law***.
- 5.3.3.1.15.1 Permitted *Uses*
Maximum of 72 ***Townhouse*** units.
- 5.3.3.1.15.2 Regulations
- 5.3.3.1.15.2.1 Maximum Number of *Dwelling Units* per *Townhouse Building*
4 ***Dwelling Units***
- 5.3.3.1.15.2.2 Minimum Northerly *Side Yard* and Westerly *Rear Yard*
The minimum northerly ***Side Yard*** and westerly ***Rear Yard*** shall be 9.1 metres and shall include the required ***Buffer Strip*** and ***Private Amenity Areas***.
- 5.3.3.1.15.2.4 Minimum Distance Between *Buildings*
The minimum distance between any two ***Buildings*** shall be 6 metres.
- 5.3.3.1.16 **R.3A-16**
129 Victoria Rd. N.
As shown on Defined Area Map Number 51 of Schedule “A” of this ***By-law***.
- 5.3.3.1.16.1 Regulations
- 5.3.3.1.16.1.1 **Buffer Strips**
Where the R.3A-16 ***Zone*** abuts a R.2 ***Zone*** a ***Buffer Strip*** shall be provided and maintained in accordance with the following regulations:

- 5.3.3.1.16.1.1.1 Every **Buffer Strip** shall have a minimum width of 6.0 metres and this shall be in addition to any **Yard** or **Yards** required by Table 5.3.2.
- 5.3.3.1.16.1.1.2 The required **Buffer Strip** shall run along the entire length of the **Zone** line or lines separating the R.3A-16 **Zone** from the R.2 and R.1C **Zone**.
- 5.3.3.1.16.1.1.3 The required **Buffer Strip** shall consist of a solid and unbroken planting of trees, the ultimate height of which is not less than 2 metres and a 1.8 metre wooden privacy **Fence** protected by **Vehicle** curb stops or barriers. Such plant materials shall not be less than 1 metre in height when planted.
- 5.3.3.1.16.1.1.4 The required **Buffer Strip** shall be installed and maintained by the owner of the **Lot** upon which the **Buffer Strip** is required.

5.3.3.1.17 **R.3A-17**
As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.

- 5.3.3.1.17.1 **Permitted Uses**
- 60 **Townhouse** Units
 - Accessory rental **Office**

5.3.3.1.17.2 **Regulations**

5.3.3.1.17.2.1 **Minimum Lot Area**
16, 510 m²

5.3.3.1.17.2.2 **Maximum Number of Dwelling Units in a Row**
Notwithstanding Row 18 of Table 5.3.2, where units are adjacent to a public **Street**, the maximum number of **Dwelling Units** in a row shall be 11.

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5.3.3.1.18 **R.3A-18**
As shown on Defined Area Map Numbers 29, 56 and 57 of Schedule “A” of this **By-law**.

5.3.3.1.18.1 **Permitted Uses**
In accordance with the **Uses** permitted in Section 5.3.1.1 of this

By-law, as amended, and in addition:

- **Townhouses** or row dwellings having direct access to a public **Street (On-Street Townhouses)**.

5.3.3.1.18.2 Regulations

a) All **Townhouses** and row dwellings shall be in accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)-14864, as amended.

b) All **Townhouses** and row dwellings having direct access to a public **Street** shall be in accordance with the **On-Street Townhouse** provisions of Section 5.3.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.3.3.1.18.2.1 Minimum Lot Area per Dwelling Unit

Notwithstanding Row 3 of Table 5.3.2 of this **By-law**, the minimum **Lot Area per Dwelling Unit** shall be 227 m².

14906
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5.3.3.1.19 R.3A-19

As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.3.3.1.19.1 Regulations

In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)-14864, as amended, with the following exception:

5.3.3.1.19.1.1 Maximum Building Height

Two (2) **Storeys** and in accordance with Sections 4.16 and 4.18.

14929

5.3.3.1.20 R.3A-20

As shown on Defined Area Map Number 38 of Schedule “A” of **By-law** Number (1995)-14864, as amended.

5.3.3.1.20.1 Permitted Uses

- A **Townhouse** containing a maximum of twenty-four (24) **Dwelling Units**.

5.3.3.1.20.2 Regulations

In accordance with Section 4 (General Provisions) and Section 5.3.2 (R.3 **Zone** Regulations) of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

5.3.3.1.20.2.1 Minimum Lot Area per Dwelling Unit

144 m² per **Dwelling Unit** is required based on the original area of the **Lot**.

- 5.3.3.1.20.2.2 Minimum **Front Yard**
7.5 metres from the original York Road and Neeve Street **Street Lines**.
- 5.3.3.1.20.2.3 Minimum **Side and Rear Yards**
In accordance with Section 5.3.2.2 of **By-law** Number (1995)-14864, as amended, with the exception that, where windows to a **Habitable Room** face on a required **Yard**, the **Building** may be located up to 7 metres of that **Side** or **Rear Yard**.
- 5.3.3.1.20.2.4 Maximum **Building Coverage**
No more than 33 percent of the original **Lot Coverage** by **Buildings** or **Structures**.
- 5.3.3.1.20.2.5 Minimum **Private Amenity Area**
Despite Section 5.3.2.5 of **By-law** Number (1995)-14864, as amended, the minimum **Private Amenity Area** shall only consist of a deck and/or porch and a **Balcony** for each **Dwelling Unit** which may encroach into the **Front Yard**, and which may face onto a public **Street**.
- 5.3.3.1.20.2.6 Minimum **Common Amenity Area**
Section 5.3.2.4 of **By-law** Number (1995)-14864 shall not apply.
- 5.3.3.1.20.2.7 **Parking Space** Dimensions
Despite Section 4.13.3.2, **Parking Spaces** shall have dimensions of not less than 2.74 metres by 5.5 metres. **Parking Spaces** for physically disabled persons shall have dimensions of not less than 4 metres by 5.5 metres.
- 5.3.3.1.20.2.8 Parking Location
Parking shall not be located in the **Front Yard** in the R.3A-20 **Zone**. In addition, the requirements of Section 4.13.2 of **By-law** Number (1995)-14864, as amended, shall not apply.
- 5.3.3.1.20.2.9 Parking Ratio
1.5 **Parking Spaces** per **Dwelling Unit**.
- 5.3.3.1.20.2.10 **Buffer Strips**
Where the R.3A-20 **Zone** abuts any other Residential **Zone**, a solid continuous wood **Fence** supplemented by a non-continuous planting of shrubs and trees shall be provided.

5.3.3.1.20.2.11 Maximum Number of **Dwelling Units** in a Row
The maximum number of **Dwelling Units** in a row shall be 12.

5.3.3.1.20.2.12 Maximum Density
70 units per hectare.

5.3.3.1.20.2.13 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Sections 5.3.2.2.2 and 5.3.2.3.5 of **By-law** Number (1995)-14864, as amended, shall not apply.

15122 5.3.3.1.21 **R.3A-21**
As shown on Defined Area Map Number 52 of Schedule “A” of this **By-law**.

5.3.3.1.21.1 Regulations
All regulations of the R.3A **Zone** as specified by Section 5.3.2 and Table 5.3.2 with the following addition:

5.3.3.1.21.1.1 Minimum **Setback** From Railway Right-of-Way
30 metres.

16081 5.3.3.1.22 **R.3A-22**
As shown on Defined Area Map Number 43 of Schedule “A” of this **By-law**.

5.3.3.1.22.1 Permitted **Uses**

- A maximum of 71 **Dwelling Units** shall be in the R.3A **Zone**, in accordance with the provisions of Section 5.3.3.1.22 of this **By-law**, as amended.

5.3.3.1.22.2 Regulations
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions:

5.3.3.1.22.2.1 Minimum **Side Yard** and **Rear Yard**
Notwithstanding Section 5.3.2.2 of this **By-law**, as amended, a minimum **Side Yard** and a minimum **Rear Yard** of 3.0 metres shall be provided.

5.3.3.1.22.2.2 Minimum Distance Between **Buildings**
Notwithstanding Section 5.3.2.3 of this **By-law**, as amended, the minimum distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall be 6.0 metres.

5.3.3.1.22.2.3 Minimum **Common Amenity Area**
Notwithstanding Section 5.3.2.4 of this **By-law**, as amended, there shall be no requirement to provide **Common Amenity Area**.

5.3.3.1.22.2.4 Minimum **Private Amenity Area**
Notwithstanding Section 5.3.2.5 of this **By-law**, as amended, there shall be no requirement to provide a **Private Amenity Area** for each **Dwelling Unit**.

15170 5.3.3.1.23 **R.3A-23**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

5.3.3.1.23.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1 of this **By-law**, as amended, and in addition:

- A **Religious Establishment** and any **Accessory Uses** permitted in Section 8.1.1.1 of this **By-law**.

5.3.3.1.23.2 Regulations

a) All **Uses** permitted by Section 5.3.1 of this **By-law** shall be in accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)-14864, as amended.

b) A **Religious Establishment** shall be in accordance with the provisions of Section 8.2 of **By-law** Number (1995)-14864, as amended.

15749
16110 5.3.3.1.24 **R.3A-24**
As shown on Defined Area Map Number 24 of Schedule “A” of this **By-law**.

5.3.3.1.24.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1.1 of this **By-law**, as amended.

5.3.3.1.24.2 Regulations
In accordance with the provisions of Sections 4 and 5.3.2 of Zoning **By-law** (1995)-14864 with the following exceptions:

5.3.3.1.24.2.1 Maximum Number of **Dwelling Units**

Notwithstanding Section 5.3.2.6.1 and Table 5.3.2, Row 3, the maximum number of **Dwelling Units** shall be 110.

5.3.3.1.24.2.2 Minimum Distance Between **Buildings** and **Private Amenity Areas** – R.3A Zoning

Notwithstanding Section 5.3.2.3.2, the distance between the face of a dwelling containing windows to **Habitable Rooms** and the face of another dwelling which does not contain windows to **Habitable Rooms** shall in no case be less than 10.5 metres.

Notwithstanding Section 5.3.2.3.3, the distance between any two **Buildings** on the same **Lot** shall be in no case less than 3 metres.

Notwithstanding Section 5.3.2.3.5, the minimum distance between **Private Amenity Areas** facing each other shall be 6 metres.

Notwithstanding Section 5.3.2.5.1(d), **Private Amenity Areas** shall be allowed to form part of a required **Side** and **Rear Yard** except for any dwelling backing onto existing **Lots** on Suffolk Street.

5.3.3.1.24.2.3 Minimum **Front** or **Exterior Side Yard**

Notwithstanding Table 5.3.2, Row 5, the minimum **Front** or **Exterior Side Yard** shall be 4.5 metres.

5.3.3.1.24.2.4 Parking

Notwithstanding Sections 4.13.4.3 and 4.13.6 a minimum of 1.5 **Parking Spaces** per unit shall be provided.

5.3.3.1.24.2.5 Separation Distance From Railway

All **Dwelling Units** shall be **Setback** a minimum distance of 30 metres from the railway tracks or 7.5 metres from the railway right-of-way, whichever is greater.

5.3.3.1.24.2.6 Deleted by **By-law** (1999)-16110.

15798 5.3.3.1.25 **R.3A-25**

As shown on Defined Area Map Number 40 of Schedule “A” of this **By-law**.

5.3.3.1.25.1 Permitted **Uses**

- A maximum of 22 **Cluster Townhouse Dwelling Units**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

- 5.3.3.1.25.2 Regulations
All **Townhouse** dwellings shall be in accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:
- 5.3.3.1.25.2.1 Minimum **Side Yard**
Notwithstanding Section 5.3.2.2.1, the northerly minimum **Side Yard** shall be 4.5 metres.
- 5.3.3.1.25.2.2 Minimum Distance Between **Buildings** and **Private Amenity Area**
- 5.3.3.1.25.2.2.1 Notwithstanding Section 5.3.2.3.1, the distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 14 metres.
- 5.3.3.1.25.2.2.2 Notwithstanding Section 5.3.2.3.4, no part of a **Private Amenity Area** shall be located within 11 metres of a wall in another **Building** containing windows of **Habitable Rooms** which face the **Private Amenity Area**.
- 5.3.3.1.25.2.2.3 Notwithstanding Section 5.3.2.3.3 and 5.3.2.3.5, the distance between any two **Buildings** on the same **Lot** and their **Private Amenity Areas** shall in no case be less than 3.5 metres.
- 5.3.3.1.25.2.3 Minimum **Private Amenity Area** per **Dwelling Unit**
- 5.3.3.1.25.2.3.1 Notwithstanding Section 5.3.2.5.1(a) and (b), the **Private Amenity Area** shall have a minimum area of 29 m² and a minimum depth of 5 metres measured from the recessed **Dwelling Unit** wall. No portion of the **Dwelling Unit** wall shall be permitted within 2.5 metres of the **Rear Yard**.
- 5.3.3.1.25.2.4 Maximum Number of Dwellings
- 5.3.3.1.25.2.4.1 Notwithstanding Section 5.3.2.6.1 and Table 5.3.2, Row 3, the maximum number of **Dwelling Units** shall be 22.
- 5.3.3.1.25.2.5 Maximum **Building Height**
- 5.3.3.1.25.2.5.1 Notwithstanding Table 5.3.2, Row 9, the maximum **Building Height** shall be two (2) **Storeys**.

- 16170 5.3.3.1.26 **R.3A-26**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.
- 5.3.3.1.26.1 **Permitted Uses**
In accordance with the provisions of Section 5.3.1.1 and 5.3.1.2 of this **By-law**, as amended.
- 5.3.3.1.26.2 **Regulations**
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions:
- 5.3.3.1.26.2.1 **Minimum Front Yard**
4.5 metres from Clairfields Drive for any **Dwelling Unit**.
- 5.3.3.1.26.2.2 **Maximum Building Coverage for On-Street Townhouses**
50%.
- 16170 5.3.3.1.27 **R.3A-27**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.
- 5.3.3.1.27.1 **Permitted Uses**
- 5.3.3.1.27.1.1 **Townhouse** Dwellings in accordance with the regulations outlined in Section 5.3.3.2.7.1 of the R.3B-7 **Zone** of this **By-law**, as amended.
- 5.3.3.1.27.1.2 **Apartment** Dwellings in accordance with the regulations outlined in Section 5.4.2 of this **By-law**, as amended.
- 5.3.3.1.27.1.3 **Religious Establishments** in accordance with the regulations outlined in Section 8.2 of this **By-law**, as amended.
- 16219 5.3.3.1.28 **R.3A-28**
As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.
- 5.3.3.1.28.1 **Permitted Uses**
In accordance with the provisions of Section 5.3.3.1.18.1 of this **By-law**, as amended.
- 5.3.3.1.28.2 **Regulations**

In accordance with the provisions of Section 5.3.3.1.18.2 of this **By-law**, as amended, with the following addition:

5.3.3.1.28.2.1 Stormwater Gallery Protection
No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

16340 5.3.3.1.29 **R.3A-29 (H)**
As shown on Defined Area Map Number 34 of Schedule “A” of this **By-law**.

5.3.3.1.29.1 Permitted Uses
Despite the **Uses** permitted by Section 5.3.1.1, the permitted **Uses** in the R.3A-29(H) **Zone** shall be limited to:

- A maximum of six (6) **Cluster Townhouse** units
- **Home Occupations** in accordance with Section 4.19
- **Accessory Uses** in accordance with Section 4.23

5.3.3.1.29.2 Regulations:
In accordance with Sections 4 (General Provisions), 5.3.1 and Table 5.3.2 (Residential **Townhouse Zone**) with the following exception:

5.3.3.1.29.2.1 Minimum Lot Frontage:
Notwithstanding Table 5.3.2 (Row 4) of this **By-law**, the minimum frontage along Woolwich Street shall be 13 metres.

5.3.3.1.29.2.2 Holding Provision:
Purpose: To ensure that development does not occur until the site has been decommissioned and until the approval of necessary severances and the endorstation of deeds.

Condition – prior to removing the Holding Symbol (H):

- a) The owner shall demonstrate to the **City** that the lands have been decommissioned in accordance with the current MOEE “Guidelines for Use at Contaminated Sites in Ontario” and the owner has filed a record of site condition.
- b) The owner shall obtain approval for the necessary severances and the endorstation of the deeds.

16816
OMB
1359
OMB
0167 5.3.3.1.30 **R.3A-30**
13, 15, 17 and 21-23 College Avenue West, 1 and 3 Hales Crescent and 14 Moore Avenue

5.3.3.1.30.1 Permitted Uses

Residential Component:

- **Stacked** and/or **Cluster Townhouse** limited to a maximum of forty (40) dwelling units and limited to a maximum occupancy of 150 persons and 150 beds.

For the purposes of the R.3A-30 **Zone**, the definition of “**Lodging House**” as defined by Zoning **By-law** (1995)-14864, as amended, does not apply.

Commercial Component:

- **Artisan Studio**
- **Convenience Store**
- **Day Care Centre**
- **Personal Service Establishment**
- **Office**
- **Financial Establishment**
- **Laundry**
- **Medical Office**

For the purposes of the R.3A-30 **Zone**, the commercial component shall be limited to a maximum **Gross Floor Area** of 465 m².

5.3.3.1.30.2

Regulations

In accordance with Section 4 (General Provisions) and Section 5.3.2 and Table 5.3.2 (Residential Townhouse R.3 **Zone** Regulations) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:

5.3.3.1.30.2.1

Minimum **Lot Area Per Dwelling Unit**:

Despite Table 5.3.2, Row 3, the Minimum **Lot Area Per Dwelling Unit** shall be 134 m².

5.3.3.1.30.2.2

Minimum **Front and Exterior Side Yard**

- Despite Table 5.3.2, Row 5, the Minimum **Front Yard** on Borden
- **Street** shall be 2.9 metres
- Despite Table 5.3.2, Row 5, the Minimum **Exterior Side Yard** on Hales Crescent shall be 3.2 metres
- Despite Table 5.3.2, Row 5, the Minimum **Exterior Side Yard** on College Avenue shall be 3.8 metres

5.3.3.1.30.2.3

Minimum **Rear Yard**

In accordance with Table 5.3.2, Row 7 and Section 5.3.2.2., the Minimum **Rear Yard** shall be 7.5 metres

Maximum **Building Height**

Despite Table 5.3.2, Row 9, the Maximum **Building Height** shall be two and one-half (2 ½) storeys

5.3.3.1.30.2.5

Minimum Distance Between **Buildings**

Despite Table 5.3.2, Row 10 and Section 5.3.2.3.2, the minimum distance between the face of one **Building** which contains windows of **Habitable Rooms** and the face of another **Building** which does not contain windows to a **Habitable Rooms** shall in no case be less than 4.1 metres.

Despite Table 5.3.2, Row 10 and Section 5.3.2.3.3 and Section 5.3.3.1.30.2.3, the minimum distance between **Buildings** facing Moore Avenue and Hales Crescent and between the most easterly **Building** facing Hales Crescent and the easterly property boundary shall be in no case less than 3 metres

5.3.3.1.30.2.6

Minimum **Private Amenity Area** per **Dwelling Unit**.

Despite Table 5.3.2, Row 12 and Section 5.3.2.5.1 (d) and (e), a **Private Amenity Area** may form part of the required **Front, Side** or **Rear Yard** and may face onto a public **Street**, except that there shall be no **Private Amenity Areas** permitted facing Hales Crescent or Moore Avenue

Section 5.3.2.5.1 (h) does not apply in the R.3A-30 Zone

5.3.3.1.30.2.7

Regulations Governing **Lodging Houses**:

Sections 4.25 and 4.25.2 (Regulations Governing **Lodging Houses**) and Table 4.25 of Zoning **By-law** (1995)-14864, as amended, do not apply in the R.3A-30 **Zone**.

5.3.3.1.30.2.8

Balconies

Despite Section 4.7.1 and Table 4.7, Row 8, no **Balconies** shall be permitted in the **Rear Yard**.

17065
20173

5.3.3.1.31

R.3A-31

11 Cityview Drive South

As shown on Defined Area Map Number 57 of Schedule "A" of this **By-law**.

5.3.3.1.31.1

Permitted Uses

In accordance with the **Uses** permitted in Section 5.3.1.1 of this **By-law**, as amended.

5.3.3.1.31.2

Regulations

All **Townhouse** dwellings shall be in accordance with the provisions of Section 4 and 5.3.2 of **By-law** Number (1995) – 14864, as amended, with the following exceptions:

5.3.3.1.31.2.1 Minimum Side **Yards**
Notwithstanding Section 5.3.2.2.1 and Row 6, Table 5.3.2, **Buildings** shall be located a minimum of 7.5 metres from the southerly Side **Lot Line** and shall be set back a minimum of 2.5 metres from the Conservation Land P.1 Zone limits.

5.3.3.1.31.2.2 Minimum **Private Amenity Area**
a) Notwithstanding Section 5.3.2.5.1(a), the **Private Amenity Area** for each ground level **Stacked Townhouse** unit shall have a minimum area of 10 square metres.
b) Notwithstanding Section 5.3.2.5.1(b), the **Private Amenity Area** for each ground level **Stacked Townhouse** unit shall have a minimum depth (from the wall of the dwelling unit) of 3.18 metres.
c) Notwithstanding Section 5.3.2.5.1(c), the **Private Amenity Area** for each ground level **Stacked Townhouse** unit shall have a minimum width of 3.15 metres.

5.3.3.1.31.2.3 **Buffer Strip**
Notwithstanding Row 14, Table 5.3.2, the **Buffer Strip** shall be a minimum of 10 metres along the easterly property limit.

5.3.3.1.31.2.4 Slope Preservation Area
A minimum width of 5 metres from the southerly Side **Lot Line** has been placed in the Conservation Land P.1 Zone in order to protect the stability of steep slope areas. Disturbance of vegetation or soils shall not be permitted in the slope preservation area.

20173 5.3.3.1.31.2 **Holding Provision**
Deleted by By-law (2017)-20173

17186 5.3.3.1.32 **R.3A-32**
As shown on Defined Area Map Numbers 42 and 75 of Schedule “A” of this **By-law**.

5.3.3.1.32.1 Regulations
In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions:

5.3.3.1.32.1.1 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Despite Section 5.3.2.3.3, the minimum distance between any two **Buildings** on the same **Lot** shall be 3 metres.

Despite Section 5.3.2.3.5, the minimum distance between the **Private Amenity Areas** of two separate **Buildings** shall be 6 metres where one **Private Amenity Area** faces any other part of the other **Private Amenity Area** or 3 metres where the **Private Amenity Areas** are side

by side and aligned parallel to each other. The minimum distance between a **Private Amenity Area** and the wall of another **Building** shall be 3 metres.

5.3.3.1.32.1.2 **Private Amenity Area**

In accordance with Section 5.3.2.5.1 with the following exception:

Despite Section 5.3.2.5.1(d), the **Private Amenity Area** may form part of a required **Rear Yard**.

5.3.3.1.32.1.3 **Maximum Density of Site**

Despite 5.3.2.6.1, the maximum density of the **Cluster Townhouse** development shall be 34.5 **Dwellings** per hectare.

17286 5.3.3.1.33

R.3A-33

As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

5.3.3.1.33.1 **Regulations**

In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.33.1.1 **Minimum Front Yard**

4.5 metres from Clairfields Drive

5.3.3.1.33.1.2 **Maximum Building Height**

2 **Storeys** maximum within 30 metres of the northerly property line in the R.3A-33 **Zone**.

17474 5.3.3.1.34

R.3A-34

1139, 1147, 1153, 1179 and 1205 Gordon Street

As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

5.3.3.1.34.1 **Regulations**

In accordance with Section 4 (General Provisions) and Section 5.3.1 and Table 5.3.2 (Regulations governing R.3 **Zones**) of Zoning **By-law** (1995)–14864, as amended, with the following exceptions:

5.3.3.1.34.1.1 **Maximum Density**

Despite Section 5.3.2.6.1, the maximum density of the **Cluster Townhouse** development shall be 30 **Dwelling Units** per hectare.

5.3.3.1.34.1.2 **Maximum Building Height**

Notwithstanding Row 9 of Table 5.3.2, the maximum **Building**

Height where they abut existing **Single Detached Dwellings** along the northerly **Lot Lines** in the R.3A-34 **Zone** shall be 2 **Storeys**.

5.3.3.1.34.1.3 Minimum Northerly Side Yard
Notwithstanding Section 5.3.2.2, the minimum northerly **Side Yard** shall be 19.6 metres and shall include the required **Buffer Strip** and **Private Amenity Areas**.

5.3.3.1.34.1.4 Off-Street Parking
Notwithstanding Section 4.13.2.2, required **Parking Spaces** may be permitted in the **Front Yard**.

18050 5.3.3.1.35 **R.3A-35**
1820 Gordon Street South
As shown on Defined Area Map Number 73 of Schedule “A” of this **By-law**.

5.3.3.1.35.1 Permitted Uses
In addition to the permitted **Uses** outlined in Section 5.3.1.1 of this **By-law**, the following permitted **Use** shall be allowed:

- **Apartment Building**

5.3.3.1.35.2 Regulations
For all **Uses** outlined in Section 5.3.1.1 of this **By-law**, the regulations in Section 5.3.2 shall apply and for an **Apartment Building Use**, the regulations in Section 5.4.2 shall apply.

5.3.3.1.35.2.1 Minimum Residential Density
The required minimum residential density shall be 32 units per hectare.

18138 5.3.3.1.36 **R.3A-36**
Gordon Street South
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

5.3.3.1.36.1 Permitted Uses
In accordance with the provisions of Section 5.3.1.1 and 5.3.1.2 of this **By-law**, as amended.

5.3.3.1.36.2 Regulations
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions and additions:

5.3.3.1.36.2.1 Maximum **Building** Coverage (% of Lot Area)
Notwithstanding the provisions of Table 5.3.2, Row 8, the Maximum **Building** Coverage shall be 33%.

5.3.3.1.36.2.2 Maximum Density of Site
Notwithstanding the provisions of Section 5.3.2.6, the Maximum Density shall be 48 units per hectare.

5.3.3.1.36.2.3 Minimum **Front Yard**
In accordance with the provisions of Table 5.3.2, Row 5, except that the Minimum **Front Yard** along Gordon Street South where no **Garage** is provided, shall be 4.5 metres.

5.3.3.1.36.2.4 General Sight Lines
Notwithstanding the provisions of Section 4.6.2, a portion of the **Driveway** for the **Dwelling Unit** closest to the intersection of Vaughan Street and Revell Drive, shall be permitted within the sight line triangle.

18168 5.3.3.1.37 **R.3A-37**
365 Watson Parkway North
As shown on Defined Area Map Number 61 of Schedule “A” of this **By-law**.

5.3.3.1.37.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1.1 of this **By-law**, as amended.

5.3.3.1.37.2 Regulations
In accordance with Section 5.3.2. of this **By-law**, as amended, with the following exceptions and additions:

5.3.3.1.37.2.1 **Side Yard** Setback for **Buildings** with Windows to a **Habitable Room**
Despite Section 5.3.2.2.2, the **Building** with windows to a **Habitable Room** shall be permitted 3 metres from the southerly **Side Yard Lot Line**.

18265 5.3.1.38 **R.3A-38**

5.3.1.38.1 Permitted **Uses**
In addition to the **Uses** listed in Section 5.3.1 of Zoning **By-law** (1995) – 14864, as amended, the following Use shall also be permitted:

- **Apartment Building**

5.3.1.38.2 Regulations

5.3.1.38.2.1 **Apartment Buildings** shall be in accordance with the R.4A regulations of Section 5.4.1 of Zoning **By-law** (1995)-14864, as amended, with the following exception:

5.3.1.38.2.1.1 Maximum **Building Height**
The maximum **Building Height** shall be 5 **Storeys**.

5.3.1.38.2.2 All **Townhouse Dwellings** shall be in accordance with Section 5.3.1 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions:

5.3.1.38.2.2.1 Minimum **Front Yard**
The minimum **Front Yard Setback** shall be 4.5 metres.

5.3.1.38.2.2.2 Minimum **Side and Rear Yards**
The minimum **Side Yard** shall be 3 metres.
The minimum **Rear Yard** shall be 6.5 metres.

Despite Section 5.3.2.2.2, windows to **Habitable Rooms** shall be permitted to face onto the **Side** and **Rear Yards**.

5.3.1.38.2.2.3 Off-street Parking
Despite Section 4.13.2.2, **Parking Spaces** located in the **Side Yard** may be located within 3 metres of the **Lot Line**.

18524 5.3.3.1.39 **R.3A-39**
As shown on Defined Area Map Number 51 of Schedule “A” of this **By-law**.

5.3.3.1.39.1 Permitted **Uses**
Notwithstanding Section 5.3.1, no **Building** or **Structure** shall be erected or used except for one or more of the following **Uses**:

- **Apartment Building**
- **Stacked Townhouse**
- **Multiple Attached Dwelling**
- **Cluster Townhouse**
- **Maisonette**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Uses** in accordance with Section 4.23

For the purposes of this Zone, a **Multiple Attached Dwelling** shall mean a **Building** consisting of 3 or more **Dwelling Units** which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as **Common Amenity Area**, parking and **Driveways**.

5.3.3.1.39.2 Regulations

In accordance with Section 5.3.2 and Table 5.3.2 (Residential **Cluster Townhouse**) **Zone** regulations and Section 5.4.2 and Table 5.4.2 (Residential **Apartment**) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.39.2.1 Minimum **Side Yards**

3 metres for the **Side Yards** abutting the adjacent R.1C **Zone**.

5.3.3.1.39.2.2 Minimum Distance Between **Buildings**

Where two or more **Buildings** are located on any one **Lot**, the minimum distance shall be 3 metres.

5.3.3.1.39.2.3 Maximum Number of **Dwelling Units**

124 units

5.3.3.1.39.2.4 Maximum **Building Height**

4 storeys

5.3.3.1.39.2.5 **Buffer Strips**

The **Buffer Strip** shall be a minimum of 3 metres along the northerly property line abutting the adjacent R.3A **Zone**.

5.3.3.1.39.2.6 Minimum Distance of **Buildings** from a **Driveway** or Parking Stall

2 metres

5.3.3.1.39.2.7 Off-Street Parking

Off-street **Parking Spaces** shall be provided at a ratio of 1.25 **Parking Spaces** per **Dwelling Unit**.

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5.3.3.1.40 **R.3A-40**

As shown on Defined Area Map Number 5 of Schedule "A" of this **By-law**.

5.3.3.1.40.1 Permitted **Uses**

In accordance with the provisions of Section 5.3.1.1 of Zoning **By-law** (1995) – 14864, as amended.

5.3.3.1.40.2 Regulations
 In accordance with Section 5.3.2 and Table 5.3.2 (Residential **Cluster Townhouse**) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.40.2.1 Maximum Number of **Dwellings**
 A maximum of 12 **Dwelling Units** shall be permitted consisting of three blocks of four **Townhouse Dwelling** units each.

5.3.3.1.40.2.2 Minimum **Side Yard**
 Despite Section 5.3.2.2, the minimum **Side Yard Setback** shall be 13 metres

5.3.3.1.40.2.3 Minimum **Setback** from Railway Right-of-Way
 15 metres

5.3.3.1.40.2.4 **Buffer Strips**
 Notwithstanding Row 14, Table 5.3.2, the **Buffer Strips** shall be:

- a minimum of 10 metres along the easterly property limit; and
- a minimum of 3.0 metres along the westerly property limit.

5.3.3.1.40.2.5 Minimum Number of Visitor **Parking Spaces**
 Despite Section 4.13.6, a minimum of 7 visitor **Parking Spaces** shall be provided at a minimum distance of 9 metres from the westerly property line.

5.3.3.1.40.2.6 Private **Amenity Areas**
 In addition to Section 5.3.2.5.1, the private **Amenity Areas** shall be at grade or equal to the main floor level.

5.3.3.1.40.2.7 Maximum **Building Height**
 Two **Storeys** and a maximum of 7.8 metres.

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5.3.3.1.41 **R.3A-41**
 80 Frederick Drive
 As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.3.3.1.41.1 Permitted **Uses**
 In accordance with Section 5.3.1.1 of Zoning **By-law** (1995) – 14864, as amended, with the following additional permitted **Use**:

- **Apartment Building**

- 5.3.3.1.41.2 Regulations
Despite Sections 5.3.2 and 5.4.2 of Zoning **By-law** (1995) – 14864, as amended, the following regulations shall apply:
- 5.3.3.1.41.2.1 Minimum **Dwelling Units**
A minimum of 240 **Dwelling Units** shall be constructed in this **Zone**.
- 5.3.3.1.41.2.2 Minimum Number of Apartment Dwellings
A minimum of 120 Apartment **Dwelling Units** shall be constructed in this **Zone**.
- 5.3.3.1.41.2.3 Minimum **Gross Floor Area** (per unit)
50 square metres
- 5.3.3.1.41.2.4 Minimum **Front Yard**
(a) From a public **Street** – 4.5 metres
(b) From a private **Street** – 4.5 metres from the nearest sidewalk
- 5.3.3.1.41.2.5 Maximum **Building Height**
4 **Storeys** with the exception that all **Buildings** and **Structures** located within 30 metres of the north property line shall be a maximum **Building Height** of 2 **Storeys**.
- 5.3.3.1.41.2.6 Maximum Block Coverage
A maximum of 40% of the area in this **Zone** shall be covered by **Buildings** and **Structures**.
- 5.3.3.1.41.2.7 Minimum **Common Amenity Area**
A minimum of 15m² per **Dwelling Unit** shall be provided and aggregated into areas of not less than 50m². **Amenity Areas** shall be designed so that the length does not exceed 4 times the width.
- 5.3.3.1.41.2.8 Minimum **Landscaped Open Space**
A minimum of 30% of the area of this **Zone** shall be provided.
- 5.3.3.1.41.2.9 Minimum Off-Street Parking for Each **Dwelling Unit**
Townhouse - 1.5 spaces
Apartment – 1.25 spaces
- 5.3.3.1.41.2.10 Minimum Distance between Residential **Buildings**
The minimum distance between any two **Buildings** containing **Dwelling Units** shall be 4.0 metres.

- 5.3.3.1.41.2.11 Frontage on a **Street**
Despite Section 4.1, access from a **Building** to a public **Street** may be provided by way of a private **Street**.
- 5.3.3.1.41.2.12 Maximum Number of **Dwelling Units** in a Row
The maximum number of **Dwelling Units** in a row shall be 12 **Dwelling Units**.
- 19007 5.3.3.1.41.3 **R.3A-41(H)** – Deleted by **By-law** 19007
- 19002 5.3.3.1.42 **R.3A-42**
1671 Gordon Street
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.
- 5.3.3.1.42.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1.1. (**Cluster Townhouse**) **Zone**.
- 5.3.3.1.42.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.3.2 and Table 5.3.2 (**Cluster Townhouse R.3A Zone** Regulations) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:
- 5.3.3.1.42.2.1 Minimum Number of Units
14
- 5.3.3.1.42.2.2 Maximum **Building** Coverage
50 per cent
- 5.3.3.1.42.2.3 Maximum Height
2 **Storeys** and a maximum of 7.8 metres
- 5.3.3.1.42.2.4 Northerly **Side Yard Setback**
9 metres from the northerly **Lot Line**
- 5.3.3.1.42.2.5 **Rear Yard Setback**
No **Buildings** shall be located within 9 metres of the easterly rear **Lot Line** adjacent to Gordon Street in order to accommodate the construction of a future road extension to the adjacent lands to the north

19022 5.3.3.1.43 **R.3A-43**
 146 Downey Road
 As Shown on Defined Area Map Number 12 of Schedule "A" of this **By-Law**.

5.3.3.1.43.1 **Permitted Uses**
 Despite the provisions of Section 5.3.1.1 of the Zoning **By-law** (1995)-14864, as amended, only the following permitted **Uses** shall be allowed:

A maximum of 45 **Dwelling Units** including:

- a) 1 **Single Detached Dwelling**
- b) 28 **Cluster Townhouse** dwellings
- c) 16 **Multiple Attached Dwellings** in accordance with the R.3A (**Stacked Townhouse**) regulations in Section 5.3.2
- d) **Home Occupation** in accordance with Section 4.19
- e) **Accessory Use** in accordance with Section 4.23

For the purposes of this **Zone**, a **Multiple Attached Dwelling** shall mean a **Building** consisting of 3 or more **Dwelling Units** which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors and/ or from an internal hall or corridor and which share common facilities such as **Common Amenity Area**, parking and **Driveways**.

5.3.3.1.43.2 **Regulations**
 In accordance with Section 5.3.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.1.43.2.1 **Minimum Front Yard**
 Despite Row 5 of Table 5.3.2 of the **By-law**, the minimum **Front Yard** shall be 4.5m.

5.3.3.1.43.2.2 **Minimum Side Yard**
 Despite Section 5.3.2.2 of the **By-law**:

- a) The minimum **Side Yard** for a **Cluster Townhouse** dwelling adjacent to a Residential **Zone** or a Park **Zone** shall be 7.5m.
- b) The minimum **Side Yard** for a **Multiple Attached Dwelling** adjacent to a Park **Zone** shall be 1.9m.

5.3.3.1.43.2.3 **Minimum Rear Yard**
 Despite Section 5.3.2.2 of the **By-law**, the minimum **Rear Yard** for a **Multiple Attached Dwelling** adjacent to a Park **Zone** shall be 7.5m.

- 5.3.3.1.43.2.4 Maximum **Building Height**
Despite Row 9 of Table 5.3.2 of the **By-law**.
- a) The maximum **Building Height** for a **Cluster Townhouse** dwelling located on the north side of a private road in this **Zone** shall be 3 **Storeys** at the south wall of the **Building** but a maximum of 2 **Storeys** at the north wall of the **Building** where **Dwelling Units** face a Residential **Zone** and Park **Zone**.
 - b) The maximum **Building Height** for a **Cluster Townhouse** dwelling located on the south side of a private road in this **Zone** shall be 2 **Storeys** excluding **Basement**.
 - c) The maximum **Building Height** for a **Multiple Attached Dwelling** shall be 3 **Storeys** at the west wall of the **Building** and 4 **Storeys** at the east wall of the **Building**.

5.3.3.1.43.2.5 Minimum Distance Between **Buildings**
Despite Section 5.3.2.3 of the **By-law**, the minimum distance between any two **Buildings** in this **Zone** shall be 3m.

5.3.3.1.43.2.6 Minimum **Common Amenity Area**
In addition to the regulations in Section 5.3.2.4 of the **By-law**, one **Common Amenity Area** having a minimum size of 800 m² shall be provided.

5.3.3.1.43.2.7 Minimum **Private Amenity Area**
In accordance with Section 5.3.2.5 and in addition to Section 5.3.2.5.1h) of the **By-law**, the **Private Amenity Area** with the exception of the first 3m from the **Building** wall, may also be defined by a row of plantings, such plantings to be exempt from the requirements of Section 5.3.2.5.3.

5.3.3.1.43.2.8 Angular Planes
Section 4.16 of the **By-law** shall not apply in this **Zone**.

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5.3.3.4.44 **R.3A-44**
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

5.3.3.1.44.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1.1 of **By-law** Number (1995)-14864, as amended, with the following additional permitted **Uses**:

- **On-Street Townhouse**
- **Back-to-Back Townhouse**
- **Rear-Access On-Street Townhouse**

The following definitions shall apply in the R.3A-44 **Zone**:

“On-Street Townhouse”: means a **Townhouse** where each **Dwelling Unit** is located on a separate **Lot** and has legal frontage on a private or public **Street**.

“Back-to-Back Townhouse”: means a **Building** where each Dwelling Unit is divided vertically by common walls, including a common rear wall and common side wall, and has an independent entrance to the **Dwelling Unit** from the outside accessed through the **Front Yard, Side Yard** or **Exterior Side Yard** and does not have a **Rear Yard**.

“Rear-Access On-Street Townhouse”: means a **Townhouse** where each **Dwelling Unit** is located on a separate **Lot** and has legal frontage on a private or public **Street** and has an independent entrance to the **Dwelling Unit** from the outside accessed through the **Exterior Side Yard** or **Rear Yard**.

5.3.3.4.44.2 Regulations

In accordance with Section 5.3.2 of the By-law with the following exceptions and additions:

5.3.3.4.44.2.1 Maximum Number of **Dwelling Units**

A maximum of 58 **Dwelling Units** shall be permitted in this **Zone**.

5.3.3.4.44.2.2 Despite Section 4.1, **Development** in this **Zone** may occur on a privately owned **Street**.

5.3.3.4.44.2.3 Maximum **Building Height**

Despite Table 5.3.2, Row 9 and Sections 4.16 and 4.18, the maximum **Building Height** shall be 3 **Storeys**.

5.3.3.4.44.2.4 Minimum **Common Amenity Area**

Despite Table 5.3.2, Row 11 and Section 5.3.2.4, the minimum **Common Amenity Area** shall be 410m² for the block.

5.3.3.4.44.2.5 Minimum **Landscaped Open Space**

Despite Table 5.3.2, Row 13, the minimum **Landscaped Open Space** shall be 25%.

5.3.3.4.44.2.6 **Buffer Strip**

Despite Table 5.3.2, Row 14, a **Buffer Strip** is not required.

- 5.3.3.4.44.2.7 Off-Street Parking
Despite Table 5.3.2, Row 16 and Section 4.13.4.3 and Section 4.13.6, a minimum of 1 **Parking Space** per unit shall be provided and a minimum of 12 visitor **Parking Spaces** shall be provided, which includes 2 Designated Accessible **Parking Spaces**.
- 5.3.3.4.44.2.8 Location and Minimum Setback to **Parking Space** and Minimum Driveway/**Parking Area** Location
Section 4.13.2.2 shall not apply.
- 5.3.3.4.44.2.9 Maximum Density of Site
Despite Table 5.3.2, Row 20 and Section 5.3.2.6, the maximum density of site shall be 63 units per hectare.
- 5.3.3.4.44.2.10 Angular Planes
Section 4.16 shall not apply.
- 5.3.3.4.44.2.11 Severability Provision
The provisions of this By-law shall continue to apply collectively to the whole of the lands identified as R.3A-44, despite any future severance, partition or division for any purpose.
- 5.3.3.4.44.2.12 In addition to the regulations outlined in Section 5.3.3.4.44.2 and regulations outlined in Section 5.3.2 of the **By-law**, the following exceptions and additions are applicable to **On-Street Townhouses**:
- 5.3.3.4.44.2.13 Minimum **Lot Area** per **Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** shall be 150 m².
- 5.3.3.4.44.2.14 Minimum **Front Yard**
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 4.5 metres to a **Dwelling Unit** face, 6 metres to the front wall of the **Garage** and 3 metres to an unenclosed **Porch**.
- 5.3.3.4.44.2.15 Minimum **Exterior Side Yard** (abutting a public **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 2.4 metres to a **Dwelling Unit** face and 0.75 metres to an unenclosed **Porch**.
- 5.3.3.4.44.2.16 Minimum **Exterior Side Yard** (abutting a private **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 1.75 metres to a **Dwelling Unit** face and 0.75 metres to an unenclosed **Porch**.

- 5.3.3.4.44.2.17 Minimum **Side Yard**
Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum **Side Yard** shall be 1.5 metres.
- 5.3.3.4.44.2.18 Minimum **Rear Yard**
Despite Table 5.3.2, Row 7 and Section 5.3.2.2, the minimum **Rear Yard** shall be 5.7 metres.
- 5.3.3.4.44.2.19 Maximum **Building Coverage** (% of **Lot Area**)
Despite Table 5.3.2, Row 8, the maximum **Building Coverage** shall be 55%.
- 5.3.3.4.44.2.20 Maximum Number of **Dwelling Units** in a Row
Despite Table 5.3.2, Row 18, the maximum number of **Dwelling Units** in a row shall be 6.
- 5.3.3.4.44.2.21 Minimum **Private Amenity Area**
Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum **Private Amenity Area** shall be 35 m².
- 5.3.3.4.44.2.22 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Section 5.3.2.3 shall not apply.
- 5.3.3.4.44.2.23 In addition to the regulations outlined in Section 5.3.3.4.44.2 and regulations outlined in Section 5.3.2 of the **By-law**, the following exceptions and additions are applicable to **Back-to-Back Townhouses**:
- 5.3.3.4.44.2.24 Minimum **Lot Area** Per **Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** per **Dwelling Unit** shall be 70 m².
- 5.3.3.4.44.2.25 Minimum **Front Yard** (abutting a public or private **Street**)
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 4.3 metres to a **Dwelling Unit** face, 6 metres to the front wall of the **Garage** and 2.4 metres to an unenclosed **Porch**.
- 5.3.3.4.44.2.26 Minimum **Exterior Side Yard** (abutting a public **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 2.4 metres to a **Dwelling Unit** face and 0.75 metres to an unenclosed **Porch**.

- 5.3.3.4.44.2.27 Minimum **Side Yard**
Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum **Side Yard** shall be 1.5 metres.
- 5.3.3.4.44.2.28 Minimum **Rear Yard**
Despite Table 5.3.2, Row 7 and Section 5.3.2.2, the minimum **Rear Yard** shall be 0 metres.
- 5.3.3.4.44.2.29 Maximum **Building Coverage** (% of **Lot Area**)
Despite Table 5.3.2, Row 8, a maximum **Building Coverage** shall not apply.
- 5.3.3.4.44.2.30 Maximum Number of **Dwelling Units** in a Block
Despite Table 5.3.2, Row 18, the maximum number of **Dwelling Units** in a block shall be 14.
- 5.3.3.4.44.2.31 Minimum **Private Amenity Area**
Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum **Private Amenity Area** shall be 4.0 m² and can be provided in the **Front Yard** on an unenclosed **Porch** or **Balcony** with no privacy screen.
- 5.3.3.4.44.2.32 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Section 5.3.2.3 shall not apply.
- 5.3.3.4.44.2.33 In addition to the regulations outlined in Section 5.3.3.4.44.2 and regulations outlined in Section 5.3.2 of the **By-law**, the following exceptions and additions are applicable to **Rear- Access On-Street Townhouses**:
- 5.3.3.4.44.2.34 Minimum **Lot Area** Per **Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** per **Dwelling Unit** shall be 90 m².
- 5.3.3.4.44.2.35 Minimum **Front Yard** (abutting a public **Street**)
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 1.6 metres to a **Dwelling Unit** face and 1.1 metres to an unenclosed **Porch**.
- 5.3.3.4.44.2.36 Minimum **Front Yard** (abutting a private **Street**)
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 4.5 metres to a **Dwelling Unit** face, 6 metres to the front wall of the **Garage** and 2.6 metres to an unenclosed **Porch**.

- 5.3.3.4.44.2.37 Minimum **Exterior Side Yard** (abutting a public **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 4.5 metres to a **Dwelling Unit** face and 4.1 metres to an unenclosed **Porch**.
- 5.3.3.4.44.2.38 Minimum **Exterior Side Yard** (abutting a private **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 4.2 metres to a **Dwelling Unit** face and 3.4 metres to an unenclosed **Porch**.
- 5.3.3.4.44.2.39 Minimum **Side Yard**
Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum **Side Yard** shall be 1.5 metres.
- 5.3.3.4.44.2.40 Maximum **Building Coverage** (% **Lot Area**)
Despite Table 5.3.2, Row 8, the maximum **Building Coverage** shall be 65%.
- 5.3.3.4.44.2.41 Maximum Number of **Dwelling Units** in a Row
Despite Table 5.3.2, Row 18, the maximum number of **Dwelling Units** in a row shall be 8.
- 5.3.3.4.44.2.42 Minimum **Private Amenity Area**
Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum **Private Amenity Area** shall be 9.0 m² and can be provided in the **Front Yard** on an unenclosed **Porch** or **Balcony** with no privacy screen.
- 5.3.3.4.44.2.43 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Section 5.3.2.3 shall not apply.

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- 5.3.3.1.45 **R.3A-45**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.
- 5.3.3.1.45.1 Permitted **Uses**
In accordance with the provisions of Section 5.3.1.1 of By-law Number (1995)-14864, as amended.
- 5.3.3.1.45.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 (Residential **Cluster Townhouse**) **Zone** regulations of By-law Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.45.2.1 Minimum **Rear Yard** Setback
1.5 metres

5.3.3.1.45.2.2 Maximum **Building Coverage**
40%

5.3.3.1.45.2.3 Minimum Distance between **Buildings**
The distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 9 metres.

19324 5.3.3.1.46 **R.3A-46**
39-47 Arkell Road and 1408 Gordon Street
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.3.3.1.46.1 Permitted **Uses**
In accordance with the provisions of Section 5.3.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.3.3.1.46.2 Regulations
In accordance with the provisions of Section 5.3.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.1.46.2.1 Maximum **Building Height**
Notwithstanding the provisions of Table 5.3.2, Row 9, the maximum **Building Height** shall be:

- 4 **Storeys** for **Stacked Townhouses**
- 3 **Storeys** for **Cluster Townhouses**
- 2 **Storeys** for any **Building** within 30m of the eastern property line where it abuts a Residential single detached **Zone**
- In accordance with Section 4.18

5.3.3.1.46.2.2 **Side and Rear Yards**
Notwithstanding the provisions of Table 5.3.2, Rows 6 and 7 and the provisions of Section 5.3.2.2, no **Building** shall be located closer to any **Rear** or **Side Lot Line** than 3 metres.

5.3.3.1.46.2.3 **Lot Frontage**
Notwithstanding the provisions of Table 5.3.2, Row 4, the minimum **Lot Frontage** shall be 11 metres.

5.3.3.1.46.2.4 **Density**
Notwithstanding the provisions of Table 5.3.2, Row 20 and the provisions of Section 5.3.2.6, the maximum density shall be 50 units per hectare.

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- 5.3.3.1.47 **R.3A- 47**
180 Gordon Street
As shown on Defined Area Map Number 39 of Schedule “A” of this By-law.
- 5.3.3.1.47.1 **Permitted Uses**
- ***Cluster Townhouse***
 - ***Home Occupation*** in accordance with Section 4.19
 - ***Accessory Use*** in accordance with Section 4.23
- 5.3.3.1.47.2 **Regulations**
In accordance with the provisions of Section 5.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:
- 5.3.3.1.47.2.1 **Lot Area per Dwelling Unit**
Notwithstanding the provisions of Table 5.3.2, Row 3, the minimum ***Lot Area per Dwelling Unit*** shall be 143 square metres.
- 5.3.3.1.47.2.2 **Side Yard**
Notwithstanding the provisions of Table 5.3.2, Row 6 and the provisions of Section 5.3.2.2, no ***Building*** shall be located closer to any ***Side Lot Line*** than 3 metres.
- 5.3.3.1.47.2.3 **Rear Yard**
Notwithstanding the provisions of Table 5.3.2, Row 7 and the provisions of Section 5.3.2.2, no ***Building*** or ***Structure*** shall be located closer to any ***Rear Yard Lot Line*** than 3 metres.
- 5.3.3.1.47.2.4 **Building Coverage**
Notwithstanding the provisions of Table 5.3.2, Row 8, the maximum ***Building*** coverage shall be 46% of the ***Lot Area***.
- 5.3.3.1.47.2.5 **Maximum Building Height**
Notwithstanding the provisions of Table 5.3.2, Row 9, the maximum ***Building Height*** shall be:
- 4 ***Storeys*** provided that the ***Gross Floor Area*** of the fourth ***Storey*** shall be limited to a maximum of 165 square metres in total and shall not contain any ***Habitable Floor Space***.
 - Section 4.16 shall not be applicable.
 - In accordance with Section 4.18.

5.3.3.1.47.2.6 Angular Plane
Notwithstanding the provisions of Table 5.3.2, Row 9 and Section 4.16, the angular plane that applies to the **Side Lot Line** adjacent to the Park shall be a maximum of 82 degrees.

5.3.3.1.47.2.7 Landscaped Open Space
Notwithstanding the provisions of Section 5.3.2, Row 13, the minimum **Landscaped Open Space** shall be 17% of the **Lot Area**.

5.3.3.1.47.2.8 Off-Street Parking Location
In accordance with the provisions of Table 5.3.2, Row 16 and the provisions of Section 4.13, with the following exceptions:

- Notwithstanding the provisions of Section 4.113.2.2 and 4.13.2.2.1, every **Parking Space** shall be located in the **Side Yard** or **Rear Yard** provided that no **Parking Space** is located within 0.3 metres of any **Lot Line** with the following exception:
-A maximum of 2 visitor **Parking Spaces**, or parts thereof, may be located within required **Front Yard**.
- Notwithstanding the provision of Section 4.13.2.2.2, no part of any surface **Driveway** or surface **Parking Area** shall be located within 1.0 metre of a **Building** entrance or any window of a **Habitable Room**.

5.3.3.1.47.2.9 Accessory Buildings or Structures
In accordance with the provisions of Table 5.3.2, Row 17 and the provisions of Section 4.5, with the following exceptions:

- Notwithstanding the provisions of Section 4.5.1.2 and 5.3.3.1.47.2.2, the minimum **Side Yard** setback to an accessory **Structure** shall be 0.3 metres.
- Notwithstanding the provisions of Section 4.5.1.4, the maximum **Gross Floor Area** of all accessory **Buildings** or **Structures** shall not exceed 173 square metres.

5.3.3.1.47.2.10 Density
Notwithstanding the provisions of Table 5.3.2, Row 20 and the provisions of Section 5.3.2.6, the maximum density shall be 59 units per hectare.

20049 5.3.3.1.47.3 Holding Provision R.3A-47 (H) Zone
Deleted by By-law (2016)-20049

- 19391 5.3.3.1.48 **R.3A-48**
30, 34 and 40 Arkell Road
As shown on Defined Area Map Number 41 of Schedule "A" of this **By-law**.
- 5.3.3.1.48.1 **Permitted Uses**
In addition to the **Uses** listed in Section 5.3.1 of Zoning By-law (1995)-14864, as amended, the following **Use** shall also be permitted:
- ***Multiple Attached Dwelling***- shall mean a **Building** consisting of 3 or more **Dwelling Units** which are horizontally and vertically attached, which are entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities such as **Common Amenity Area**, parking and **Driveways**.
- 5.3.3.1.48.2 **Regulations**
- 5.3.3.1.48.2.1 **Minimum Front Yard**
4 metres
- 5.3.3.1.48.2.2 **Minimum Rear Yard**
3 metres
- 5.3.3.1.48.2.3 **Minimum Side Yard**
4.7 metres from the westerly **Lot Line**
3 metres from the easterly **Lot Line**
- 5.3.3.1.48.2.4 **Minimum Private Amenity Area**
Minimum **Private Amenity Area** of 12 square metres
Minimum depth of **Private Amenity Area** of 2.4 metres
Minimum area for above grade **Private Amenity Area** of 3.3 square metres
- 5.3.3.1.48.2.5 **Minimum Distance between Buildings**
6 metres
- 5.3.3.1.48.2.6 **Maximum Building Height**
4 **Storeys**
- 5.3.3.1.48.2.7 **Maximum Density**
61.5 units per hectare

- 19466 5.3.3.1.49 **R.3A-49**
 246 Arkell Road
 As shown in Defined Area Map Number 74 of Schedule “A” of this **By-law**.
- 5.3.3.1.49.1 **Permitted Uses**
 In accordance with Section 5.3.1.1 of Zoning By-law (1995)-14864, as amended.
- 5.3.3.1.49.2 **Regulations**
 In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions:
- 5.3.3.1.49.2.1 **Minimum Front Yard**
 Despite Table 5.3.2, Row 5, the minimum **Front Yard** shall be 4.5 metres.
- 5.3.3.1.49.2.2 **Minimum Distance Between Buildings**
 Despite Table 5.3.2, Row 10, the minimum distance between **Buildings** shall be 3 metres.
- 19484 5.3.3.1.50 **R.3A-50**
 340 Clair Road East
 As shown on Defined Area Map Number 75 of Schedule “A” of this **By-Law**.
- 5.3.3.1.50.1 **Permitted Uses**
- ***Maisonette Dwelling***
 - ***Stacked Townhouse***
 - ***Cluster Townhouse***
 - ***Home Occupation*** in accordance with Section 4.19
 - ***Accessory Use*** in accordance with Section 4.23
- 5.3.3.1.50.2 **Regulations**
 Despite Section 5.3.2 of Zoning By-law (1995)-14864, as amended, the following regulations shall apply:
- 5.3.3.1.50.2.1 **Minimum Dwelling Units**
 A minimum of 52 **Dwelling Units** shall be constructed in this **Zone**.
- 5.3.3.1.50.2.2 **Minimum Gross Floor Area (per unit)**
 50 square metres.
- 5.3.3.1.50.2.3 **Minimum Front Yard**
 From a public **Street**- 4.5 metres

From a private **Street**- 4.5 metres from the nearest sidewalk **Buildings** shall be a setback from Clair Road a minimum of 6.0 metres.

5.3.3.1.50.2.4 Maximum Block Coverage
A maximum of 40% of the area in this **Zone** shall be covered by **Buildings** and **Structures**.

5.3.3.1.50.2.5 Minimum Common Amenity Area
A minimum of 15m² per **Dwelling Unit** shall be provided and aggregated into areas of not less than 50m². **Amenity Areas** shall be designed so that the length does not exceed 4 times the width.

5.3.3.1.50.2.6 Minimum Landscaped Open Space
A minimum of 30% of the area of this **Zone** shall be provided.

5.3.3.1.50.2.7 Minimum Off-Street Parking for Each Dwelling Unit
1.5 spaces

5.3.3.1.50.2.8 Frontage on a Street
Despite Section 4.1, access from a **Building** to a public **Street** may be provided by way of a private **Street**.

5.3.3.1.50.2.9 Maximum Number of Dwelling Units in a Row
The maximum number of **Dwelling Units** in a row shall be 12 **Dwelling Units**.

19484 5.3.3.1.51 R.3A-51
340 Clair Road East
As shown in Defined Area Map 75 of Schedule "A" of this **By-law**.

5.3.3.1.51.1 Permitted Uses

- **Maisonette Dwelling**
- **Stacked Townhouse**
- **Cluster Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23
- **Apartment Building**

5.3.3.1.51.2 Regulations
Despite Sections 5.3.2 and 5.4.2 of Zoning By-law (1995)-14864, as amended, the following regulations shall apply:

5.3.3.1.51.2.1 Minimum Dwelling Units
A minimum of 170 **Dwelling Units** shall be constructed in this **Zone**.

- 5.3.3.1.51.2.2 Minimum Number of Apartment **Dwellings**
A minimum of 108 Apartment **Dwelling Units** shall be constructed in this **Zone**.
- 5.3.3.1.51.2.3 Minimum **Gross Floor Area** (per unit)
50 square metres
- 5.3.3.1.51.2.4 Minimum **Front Yard**
From a public Street- 4.5 metres
From a private Street- 4.5 metres from the nearest sidewalk
- 5.3.3.1.51.2.5 Maximum **Building Height**
4 **Storeys**
- 5.3.3.1.51.2.6 Maximum Block Coverage
A maximum of 40% of the area in this **Zone** shall be covered by **Building** and **Structures**.
- 5.3.3.1.51.2.7 Minimum **Common Amenity Area**
A minimum of 15 m² per **Dwelling Unit** shall be provided and aggregated into areas of not less than 50m². **Amenity Areas** shall be designed so that the length does not exceed the 4 times the width.
- 5.3.3.1.51.2.8 Minimum **Landscaped Open Space**
A minimum of 30% of the area of this **Zone** shall be provided.
- 5.3.3.1.51.2.9 Minimum Off-Street Parking for each **Dwelling Unit**
Townhouse- 1.5 spaces
Apartment- 1.25 spaces
- 5.3.3.1.51.2.10 Frontage on a **Street**
Despite Section 4.1, access from a **Building** to a public **Street** may be provided by way of a private **Street**.
- 5.3.3.1.51.2.11 Maximum Number of **Dwelling Units** in a Row
The maximum number of **Dwelling Units** in a row shall be 12 **Dwelling Units**.

19519

- 5.3.3.1.52 **R.3A-52**
803 and 807 Gordon Street
As shown on Defined Area Map Number 31 of Schedule “A” of this **By-law**.

5.3.3.1.52.1 Permitted **Uses**
All **Uses** outlined in Section 5.3.1.1 of the **By-law**.

5.3.3.1.52.2 Regulations
In accordance with Section 5.3.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.3.3.1.52.2.1 Distance from **Lot Line**
Despite Section 4.13.2.2 of the **By-law**, the minimum distance of a **Parking Space** to the **Side Lot Line** along the north property boundary in this **Zone**, shall be 0.35 metres.

5.3.3.1.52.2.2 Maximum **Building Height**
Despite Table 5.3.1, Row 9, the maximum **Building Height** shall be 4 **Storeys**.

5.3.3.1.52.2.3 Maximum Density
Despite Table 5.3.2, Row 20, the maximum density of development shall be 65.4 units per hectare.

19676 5.3.3.1.53 **R.3A-53**
As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.

5.3.3.1.53.1 Permitted **Uses**
In accordance with the provisions of Section 5.3.1.1 of By-law Number (1995)-14864, as amended.

5.3.3.1.53.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 (Residential **Cluster Townhouse**) **Zone** regulations of By-law Number (1995)-14864, as amended with the following exceptions:

5.3.3.1.53.2.1 Despite the definition of **Stacked Townhouse** in Section 3(58)(i)(i), **Stacked Townhouse** shall also mean a **Building** consisting of 3 or more **Dwelling Units** which are horizontally or vertically attached.

5.3.3.1.53.2.2 Despite the definition of **Street** in Section 3(151), a **Street** shall not include a laneway.

5.3.3.1.53.2.3 Minimum **Lot Area**
600 square metres

5.3.3.1.53.2.4 Minimum **Lot Area** per **Dwelling Unit**
100 square metres

- 5.3.3.1.53.2.5 Minimum **Front Yard**
3 metres
- 5.3.3.1.53.2.6 Minimum **Rear Yard**
6 metres
- 5.3.3.1.53.2.7 Minimum **Side Yard**
1.5 metres
- 5.3.3.1.53.2.8 Maximum **Building Coverage**
50%
- 5.3.3.1.53.2.9 Minimum Number of Off-Street **Parking Spaces**
2 **Parking Spaces** per unit. **Parking Spaces** are permitted to be tandem.
- 5.3.3.1.53.2.10 Location of Off-Street Parking
Section 4.13.2 shall not apply.
- 5.3.3.1.53.2.11 Visitor Parking
Section 4.13.6 shall not apply.
- 5.3.3.1.53.2.12 Designated Accessible Parking
Section 4.13.5 shall not apply.
- 5.3.3.1.53.2.13 Access to **Parking Spaces**
Section 4.13.7.1 shall not apply.
- 5.3.3.1.53.2.14 **Private Amenity Area**
- Minimum area of 10 square metres for units above grade
 - No **Private Amenity Area** is required for units at grade
- 5.3.3.1.53.2.15 **Common Amenity Area**
None required.
- 5.3.3.1.53.2.16 Minimum Distance Between **Buildings**
The distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 3 metres.
- 5.3.3.1.53.2.17 Sight Line Triangles
Despite Section 4.6.1. the corner sight line triangle shall be formed by joining the point of intersection to points on each **Street Line**, measured a distance of 6 metres from that point of intersection.

- 5.3.3.1.53.2.18 Minimum **Landscaped Open Space** (% of **Lot Area**)
10%
- 5.3.3.1.53.2.19 Maximum Number of **Dwelling Units** in a Row
18
- 5.3.3.1.53.2.20 Maximum Density of Site
The maximum density for **Stacked Townhouse** developments shall be 95 dwellings per hectare.
- 5.3.3.1.53.2.21 Minimum Density of Site
The minimum density for **Stacked Townhouse** developments shall be 75 dwellings per hectare.

19676 5.3.3.1.54 **R.3A-54**
As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.

- 5.3.3.1.54.1 Permitted **Uses**
In accordance with the provisions of Section 5.3.1.1 of By-law Number (1995)-14864, as amended.
- 5.3.3.1.54.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 (Residential **Cluster Townhouse**) **Zone** regulations of By-Law Number (1995)-14864, as amended, with the following exceptions:
 - 5.3.3.1.54.2.1 Despite the definition of **Stacked Townhouse** in Section 3(58)(i)(i), **Stacked Townhouse** shall also mean a **Building** consisting of 3 or more **Dwelling Units** which are horizontally and vertically attached.
 - 5.3.3.1.54.2.2 Despite the definition of **Street** in Section 3(151), a **Street** shall not include a laneway.
 - 5.3.3.1.54.2.3 The **Lot Line** abutting Watson Parkway North shall be deemed to be the **Front Lot Line**.
 - 5.3.3.1.54.2.4 Minimum **Lot Area**
600 square metres
 - 5.3.3.1.54.2.5 Minimum **Lot Area** per **Dwelling Unit**
100 square metres
 - 5.3.3.1.54.2.6 Minimum **Front Yard**
3 metres

- 5.3.3.1.54.2.7 Minimum **Rear Yard**
6 metres
- 5.3.3.1.54.2.8 Minimum **Side Yard**
1.5 metres
- 5.3.3.1.54.2.9 Maximum **Building Coverage**
50%
- 5.3.3.1.54.2.10 Minimum Number of Off-Street **Parking Spaces**
2 **Parking Spaces** per unit. **Parking Spaces** are permitted to be tandem.
- 5.3.3.1.54.2.11 Location of Off-Street Parking
Section 4.13.2 shall not apply.
- 5.3.3.1.54.2.12 Visitor Parking
Section 4.13.6 shall not apply.
- 5.3.3.1.54.2.13 Designated Accessible Parking
Section 4.13.5 shall not apply.
- 5.3.3.1.54.2.14 Access to **Parking Spaces**
Section 4.13.7.1 shall not apply.
- 5.3.3.1.54.2.15 **Private Amenity Area**
 - Minimum area of 10 square metres for units above grade
 - No **Private Amenity Area** is required for units at grade
- 5.3.3.1.54.2.16 **Common Amenity Area**
None required.
- 5.3.3.1.54.2.17 Minimum Distance between **Buildings**
The distance between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 3 metres.
- 5.3.3.1.54.2.18 Sight Line Triangles
Despite Section 4.6.1, the corner sight line triangle shall be formed by joining the point of intersection to points on each **Street Line**, measured a distance of 6 metres from that point of intersection.
- 5.3.3.1.54.2.19 Minimum **Landscaped Open Space** (% of **Lot Area**)
10%

5.3.3.1.54.2.20 Maximum Number of **Dwelling Units** in a Row
18

5.3.3.1.54.2.21 Maximum Density of Site
The maximum density for **Stacked Townhouse** developments shall be 95 dwellings per hectare.

5.3.3.1.54.2.22 Minimum Density of Site
The minimum density for **Stacked Townhouse** developments shall be 75 dwellings per hectare.

19683 5.3.3.1.55 **R.3A-55**
158 Fife Road
As shown on Defined Area Map Number 5 of Schedule 'A' of this **By-law**.

5.3.3.1.55.1 Permitted **Uses**

- **Cluster Townhouse**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.3.1.55.2 Regulations
All regulations in Section 5.3.2 of the **By-law** shall apply with the following exceptions and additions:

5.3.3.1.55.2.1 Minimum **Lot Frontage**
Despite Row 4, Table 5.3.2 of the Zoning By-law, the minimum **Lot Frontage** shall be 12 metres.

5.3.3.1.55.2.2 Maximum Number of **Dwelling Units**
A maximum of 13 **Dwelling Units** shall be permitted.

5.3.3.1.55.2.3 Maximum **Building Height**
Despite Row 9, Table 5.3.2 of the Zoning By-law, the maximum **Building Height** shall be two **Storeys**.

5.3.3.1.55.2.4 Minimum **Setback** from Railway Right-of-Way
15 metres

19684 5.3.3.1.56 **R.3A-56**
1820 Gordon Street
As shown on Defined Area Map Number 73 of Schedule "A" of this **By-law**.

5.3.3.1.56.1 Permitted **Uses**
All **Uses** outlined in Section 5.3.1.1 of the **By-law**.

5.3.3.1.56.2 Regulations
All regulations in Section 5.3.2 of the **By-law** shall apply with the following exceptions:

5.3.3.1.56.2.1 Minimum **Front Yard**
Despite Table 5.3.2, Row 5, 4.5m to front wall of **Dwelling** and 6m to **Garage** face if **Garage** access is from a public **Street**.

5.3.3.1.56.2.2 Maximum Density
Despite Section 5.3.2.6, the maximum density shall be 40 units per hectare.

19969
20067

5.3.3.1.57 **R.3A-57**
As shown on Defined Area Map Number 57 of Schedule “A” of this **By-law**.

5.3.3.1.57.1 Permitted Uses

- **Maisonette dwelling**
- **Stacked Townhouse**
- **Cluster Townhouse**
- **On-Street Townhouse**
- **Multiple Attached Dwelling Unit**
- **Home Occupation** in accordance with Section 4.19
- **Accessory Use** in accordance with Section 4.23

5.3.3.1.57.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 of **By-law** Number (1995)-14864, as amended, with the following exceptions:

5.3.3.1.57.2.1 Maximum **Building Height**
4 **storeys**

5.3.3.1.57.2.2 Minimum Distance between **Buildings**
Minimum distance of 3 metres between the face of one **Building** and the face of another **Building**, each of which contains windows of **Habitable Rooms**.

5.3.3.1.57.2.3 Private Amenity Areas

- Minimum **setback** of 6.0 metres from any **Private Amenity Area** to a wall in another **Building** containing windows of **Habitable Rooms** which face the **Private Amenity Area**
- Minimum **Private Amenity Area** for **Stacked Townhouse** units above grade shall be 4.4 square metres
- The required ground level **Private Amenity Area** may be located above grade, with a minimum area of 16 square metres and subject to the requirements of Section 5.3.2.5.2 b) and c)

- 19931 5.3.3.1.58 **R.3A-58**
60 Arkell Rd
As shown on Defined Area Map Numbers 41 and 42 of Schedule “A” of this ***By-law***.
- 5.3.3.1.58.1 **Permitted *Uses***
In accordance with the provisions of Section 5.3.1.1 of the ***By-law***.
- 5.3.3.1.58.2 **Regulations**
In accordance with the provisions of Section 4, Table 5.3.2 and Section 5.3.2 of the ***By-law*** (Residential ***Cluster Townhouse*** Zone), with the following exceptions and additions:
- 5.3.3.1.58.2.1 **Minimum *Lot Area* per *Dwelling Unit***
255 square metres
- 5.3.3.1.58.2.2 **Minimum *Front Yard***
3.9 metres
- 5.3.3.1.58.2.3 **Minimum *Side Yard***
3 metres
- 5.3.3.1.58.2.4 **Maximum *Building Height***
Despite Row 9, Table 5.3.2 of the ***By-law***, the maximum ***Building Height*** shall be 4 ***Storeys*** and this provision shall be limited to a maximum of 12 of the ***Cluster Townhouse Dwelling Units*** adjacent to lands ***Zoned*** P.1 (Conservation Land).
- 5.3.3.1.58.2.5 **Private *Amenity Areas***
Despite Section 5.3.2.5.1 i) of the ***By-law***, a ***Private Amenity Area*** may have a minimum ***Setback*** of 1.4 metres from a side ***Lot Line***, and this reduced ***Setback*** provision shall be limited to one of the ***Cluster Townhouse Dwelling Units***.
- 5.3.3.1.58.2.6 **Maximum *Density***
41 units per hectare
- 5.3.3.1.58.3 **Severability**
Despite any future severance, partition or subdivision of the lands, the provisions contained within the ***By-law***, including Sections 5.3.3.1.58.2.1 to 5.3.3.1.58.2.6 shall apply to the whole lands as if no severance, partition or subdivision occurred.

20034 5.3.3.1.59 **R.3A-59**
As shown on Defined Area Map Number 29 of Schedule "A" of this **By-law**.

5.3.3.1.59.1 **Permitted Uses**
In accordance with the permitted Uses outlined in Section 5.3.1.1 of the By-law, with the following addition:

Multiple Attached Dwelling

5.3.3.1.59.2 **Regulations**
In accordance with all regulations outlined in Section 5.3.2 and Table 5.3.2 (Cluster Townhouse) **Zone** regulations of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:

5.3.3.1.59.2.1 **Maximum Building Height**
The maximum **building** height within 30 metres of the single detached lots with frontage on Rickson Avenue shall be 2 **Storeys**. The maximum **Building** height for the remainder of the block shall be a maximum of 4 **Storeys**.

5.3.3.1.59.2.2 **Minimum Lot Area per Dwelling Unit**
The minimum **Lot Area** per **Dwelling Unit** shall be 167 m².

5.3.3.1.59.2.3 **Minimum Distance between Buildings**

- The distance between the front, exterior side and rear face of one **Building**, and the front, exterior side and rear face of another **Building**, each of which contains windows of **Habitable Rooms**, shall in no case be less than 12 metres.
- The distance between the interior **Side Yard** of any two **Buildings** on the same **Lot** shall in no case be less than 3 metres.

5.3.3.2 Restricted Defined R.3B Areas – Specialized R.3B Zones

- 15006 5.3.3.2.1 **R.3B-1**
Paisley Rd., Grandridge Cres., 5-21 Candlewood Drive.
As shown on Defined Area Map Numbers 9 and 10 of Schedule “A” of this ***By-law***.
- 15378 5.3.3.2.1.1 Regulations
- 5.3.3.2.1.1.1 Minimum ***Rear Yard***
9 metres except where a minimum 4.5 metre wide strip of land has been conveyed to abutting ***Lots*** in Registered Plans 711 or 674 the minimum ***Rear Yard*** shall be reduced to 7.5 metres.
- 5.3.3.2.1.1.2 ***Buffer Strips***
Where a Residential R.3B-1 ***Zone*** abuts ***Lots*** in Registered Plans 711 or 674, a minimum 1.8 metre solid wood ***Fence*** shall be required in the Residential R.3B-1 ***Zone***.
- 5.3.3.2.1.1.3 Maximum ***Building Height***
Shall not exceed 8 metres or 2 ***Storeys***.
- 15006 5.3.3.2.2 **R.3B-2**
As shown on Defined Area Map Numbers 56 and 57 of Schedule “A” of this ***By-law***.
- 5.3.3.2.2.1 Permitted ***Uses***
Notwithstanding the ***Uses*** permitted by Section 5.3.1 of ***By-law*** (1995)-14864, as amended, the permitted ***Uses*** in the R.3B-2 ***Zone*** shall be limited to the following:
- ***Townhouse*** or row dwellings with each dwelling having direct or unobstructed access to a public ***Street***.
 - A ***Building*** or ***Structure*** accessory to the foregoing permitted ***Use***.
- 5.3.3.2.2.2 Regulations
Notwithstanding the provisions of Section 5.3.2 of ***By-law*** (1995)-14864, only the following regulations shall apply in the R.3B-2 ***Zone***:
- 15378 5.3.3.2.2.2.1 Deleted

- 5.3.3.2.2.2.2 Minimum **Lot Frontage** – 6 metres.
- 5.3.3.2.2.2.3 Minimum **Lot Area** – 180m².
- 5.3.3.2.2.2.4 Minimum Floor Area Per **Dwelling Unit** – 83.5 m².
- 5.3.3.2.2.2.5 Minimum **Side Yard** – 1.5 metres.
- 5.3.3.2.2.2.6 Minimum **Front Yard**
 - i. From Grange Road and Starwood Drive: 7.5 metres
 - ii. From all other **Streets**: 6 metres from the **Street Line**.
- 5.3.3.2.2.2.7 Minimum **Exterior Side Yard** – 4.5 metres.
- 5.3.3.2.2.2.8 Location of Legal Off-Street **Parking Space**
Notwithstanding Sections 4 and 5.3.2 of this **By-law**, the legal off-street **Parking Space** shall be located to the rear of the **Setback** line and a minimum distance of 6 metres from the **Street Line**.
- 5.3.3.2.2.2.9 Maximum **Lot Coverage** – 40 %.
- 5.3.3.2.2.2.10 Minimum **Rear Yard** – 7.5 metres.
- 5.3.3.2.2.2.11 Off-Street **Parking (Minimum)** – 1 **Parking Space** per **Dwelling Unit**.
- 5.3.3.2.2.2.12 Parking Stall Size – 3 metres by 6 metres.
- 5.3.3.2.2.2.13 Maximum Number of **Dwelling Units** per **Building** – 8 units.
- 5.3.3.2.2.2.14 Maximum **Building Height** – 2 **Storeys** above **Finished Grade**.
- 5.3.3.2.2.2.15 Accessory **Buildings** or **Structures**
In accordance with Section 4.5 of **By-law** (1995)-14864.

15170 5.3.3.2.3 **R.3B-3**
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

- 5.3.3.2.3.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1.2 of **By-law** Number (1995)-14864, as amended.
- 5.3.3.2.3.2 Regulations
In accordance with the provisions of Section 5.3.2 of **By-law** Number

(1995)-14864, as amended, with the following addition:

5.3.3.2.3.2.1 Storm Gallery Protection
No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

15297 5.3.3.2.4 **R.3B-4**
As shown on Defined Area Map Number 31 of Schedule “A” of this **By-law**.

5.3.3.2.4.1 Permitted **Uses**
In accordance with the permitted **Uses** outlined in Section 5.3.1.2 of this **By-law**.

5.3.3.2.4.2 Regulations
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions:

5.3.3.2.4.2.1 Maximum **Building Height**
Notwithstanding Table 5.3.2 (Row 9) of this **By-law**, the maximum permitted **Building Height** exclusive of basement or cellar, shall be 1.5 **Storeys**.

5.3.3.2.4.2.2 Maximum Density
Notwithstanding Section 5.3.2.6 of this **By-law**, as amended, the maximum density permitted shall be 32 units per hectare.

15341 5.3.3.2.5 **R.3B-5**
Mitchell Farm Phase 2
As shown on Defined Area Map Number 2 of Schedule “A” of this **By-law**.

5.3.3.2.5.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1.

5.3.3.2.5.2 Regulations
In accordance with the provisions of Section 5.3.2 with the following addition:

5.3.3.2.5.2.1 Minimum Separation from Railway Right-of-Way
30 metres

16170 5.3.3.2.6 **R.3B-6**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.3.3.2.6.1 **Regulations**
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions and addition:

5.3.3.2.6.1.1 **Minimum *Front Yard***
4.5 metres from Clairfields Drive.

5.3.3.2.6.1.2 **Access to Parking**
Prohibited from Clairfields Drive.

5.3.3.2.6.1.3 **Maximum *Building Coverage***
50%

16170 5.3.3.2.7 **R.3B-7**
17445 As shown on Defined Area Map Numbers 42, 56 and 75 of Schedule “A”
17831 of this **By-law**.

5.3.3.2.7.1 **Regulations**
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions:

5.3.3.2.7.1.1 **Minimum *Exterior Side Yard***
4.5 metres

5.3.3.2.7.1.2 **Maximum *Building Coverage***
50%

16170 5.3.3.2.8 **R.3B-8**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

5.3.3.2.8.1 **Regulations**
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions and addition:

5.3.3.2.8.1.1 **Minimum *Exterior Side Yard***
4.5 metres

5.3.3.2.8.1.2 **Maximum *Building Coverage***
50 %

5.3.3.2.8.1.3 Storm Gallery Protection
 No **Buildings** or **Structures** (excluding **Fences**) shall be located or constructed within 3.0 metres of the **Rear Lot Line** in this **Zone**, in order to protect the underground infiltration storm gallery.

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5.3.3.2.9 **R.3B-9**
 As shown on Defined Area Map Numbers 77 and 78 of Schedule “A” of this **By-law**.

5.3.3.2.9.1 Regulations
 In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions and additions:

5.3.3.2.9.1.1 Minimum **Front Yard**
 6 metres from Victoria Road

5.3.3.2.9.1.2 Maximum **Building Coverage**
 50%

5.3.3.2.9.1.3 Access to **Parking**
 Prohibited from Victoria Road

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5.3.3.2.10 **R.3B-10**
 As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.3.3.2.10.1 Permitted **Uses**

- **Cluster Townhouses** in accordance with Section 5.3.1.1.
- **On-Street Townhouses** in accordance with Section 5.3.1.2.

5.3.3.2.10.2 Regulations for **Cluster Townhouses**
 In accordance with the provisions of Section 5.3.2 and Table 5.3.2 (R.3A **Cluster Townhouse Zone**) of **By-law** Number (1995)–14864, as amended, with all of the exceptions outlined in Section 5.3.3.1.32.1 (R3A-32 **Zone**).

5.3.3.2.10.3 Regulations for **On-Street Townhouses**
 In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)–14864, as amended, with the following exceptions:

5.3.3.2.10.3.1 Minimum **Exterior Side Yard**
 4.5 metres.

5.3.3.2.10.3.2 Maximum **Building Coverage**
47% of **Lot Area**

17926 5.3.3.2.11 **R.3B-11**
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

5.3.3.2.11.1 Regulations
In accordance with the provisions of Section 5.1.2 of **By-law** Number (1995)–14864, as amended, with the following exception:

5.3.3.2.11.1.1 Minimum **Density**
The minimum density permitted shall be 40 units per hectare.

17926 5.3.3.2.12 **R.3B-12**
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

5.3.3.2.12.1 Permitted **Uses**

- **Cluster Townhouses** in accordance with Section 5.3.1.1.
- **On-Street Townhouses** in accordance with Section 5.3.1.2.

18050 5.3.3.2.13 **R.3B-13**
1820 Gordon Street South
As shown on Defined Area Map Number 73 of Schedule “A” of this **By-law**.

5.3.3.2.13.1 Regulations
In accordance with the provisions of Section 5.3.2 of this **By-law** as amended, with the following addition:

5.3.3.2.13.1.1 Minimum Residential Density
The required minimum residential density shall be 32 units per hectare.

18720 5.3.3.2.14 **R.3B-14**
As shown on Defined Area Map Number 51 of Schedule “A” of this **By-law**.

5.3.3.2.14.1 Permitted **Uses**

- **Single Detached Dwelling** in accordance with the R.1D regulations of Section 5.1.2 and Table 5.1.2.
- **Semi-Detached Dwelling** in accordance with Section 5.2.2.
- **On-Street Townhouses** in accordance with Section 5.3.2

- 18721 5.3.3.2.15 **R.3B-15**
As shown on Defined Area Map Number 51 of Schedule “A” of this **By-law**.
- 5.3.3.2.15.1 **Regulations**
In accordance with the provisions of Section 5.3.2 of **By-law** Number (1995)-14864, as amended, with the following exception:
- 5.3.3.2.15.1.1 **Minimum Lot Area**
177 square metres.
- 19138 5.3.3.2.16 **R.3B-16**
As shown on Defined Area Map Number 55 of Schedule “A” of this **By-law**
- 5.3.3.2.16.1 **Regulations**
In accordance with the provisions of Section 5.31 of **By-law** number (1995)-14864, as amended, with the following exceptions:
- 5.3.3.2.16.1.1 **Minimum Front Yard Setback from Eastview Road**
4.5 metres
- 5.3.3.2.16.1.2 **Maximum Front Yard Setback from Eastview Road**
6 metres
- 5.3.3.2.16.1.3 **Access to Parking**
Prohibited from Eastview Road
- 5.3.3.2.16.1.4 **Maximum Building Coverage**
50%
- 5.3.3.16.1.5 **Minimum Private Amenity Area per Dwelling Unit**
20 square metres
- 19467 5.3.3.2.17 **R.3B-17**
115 Fleming Road
As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.
- 5.3.3.2.17.1 **Permitted Uses**
In accordance with Section 5.3.1.2 of Zoning By-law (1995)-14864, as amended.
- 5.3.3.2.17.2 **Regulations**
In accordance with the provisions of Section 5.3.2 of this **By-law**, as amended, with the following exceptions:

5.3.3.2.17.2.1 Minimum **Lot Area** per **Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** per **Dwelling Unit** shall be 150 square metres.

5.3.3.2.17.2.2 Minimum **Exterior Side Yard**
Despite Table 5.3.2, Row 5a, the minimum **Exterior Side Yard** shall be 3.45 metres.

5.3.3.2.17.2.3 Maximum **Building Coverage**
Despite Table 5.3.2, Row 8, the maximum **Building** coverage shall be 50% of the **Lot Area**.

19676 5.3.3.2.18 **R.3B-18**
As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.

5.3.3.2.18.1 Permitted **Uses**
In accordance with the provisions of Section 5.3.1.2 of By-law Number (1995)-14864, as amended.

5.3.3.2.18.2 Regulations
In accordance with Section 5.3.2 and Table 5.3.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.3.3.2.18.2.1 Maximum Number of **Dwelling Units** in a Row
9

5.3.3.2.18.2.2 Maximum **Building Coverage**
50%

5.3.3.2.18.2.3 Sight Line Triangles
Despite Section 4.6.1, the corner sight line triangle shall be formed by joining the point of intersection to points on each **Street Line**, measured a distance of 6 metres from that point of intersection.

5.3.3.2.18.2.4 Minimum **Landscaped Open Space**
35%

5.3.3.2.18.2.5 Access to **Parking Spaces**
Section 4.13.7.1 shall not apply

19680 5.3.3.2.19 **R.3B-19**
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

- 5.3.3.2.19.1 Permitted **Uses**
In accordance with Section 5.3.1.2 of the **By-law**.
- 5.3.3.2.19.2 Regulations
In accordance with Section 5.3.2 of the **By-law** with the following exceptions:
- 5.3.3.2.19.2.1 Minimum **Lot Area**
Despite Row 2, 165m²
- 5.3.3.2.19.2.2 Minimum **Lot Frontage**
Despite Row 4, 5.5m
- 5.3.3.2.19.2.3 Minimum **Front Yard**
Despite Row 5, 6m to an attached **Garage** or **Carport** and 4.5m in all other cases.
- 5.3.3.2.19.2.4 Minimum **Exterior Side Yard**
Despite Row 5a, 2.4m
- 5.3.3.2.19.2.5 Minimum **Rear Yard**
Despite Row 7, 7.0m
- 5.3.3.2.19.2.6 Maximum **Building Coverage**
Despite Row 8, 50%
- 5.3.3.2.19.2.7 Minimum **Landscaped Open Space**
Despite Row 13, 35%
- 19684 5.3.3.2.20 **R.3B-20**
1820 Gordon Street
As shown on Defined Area Map Number 73 of Schedule “A” of this **By-law**.
- 5.3.3.2.20.1 Permitted **Uses**
All **Uses** outlined in Section 5.3.1.2 of the **By-law**.
- 5.3.3.2.20.2 Regulations
All regulations in Section 5.3.2 of the **By-law** shall apply with the following exceptions and additions:
- 5.3.3.2.20.2.1 Minimum **Lot Area**
Despite Table 5.3.2, Row 2, the minimum **Lot Area** shall be 152m².

5.3.3.2.20.2.2 Minimum **Lot Area** per **Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** per **Dwelling Unit** shall be 152m².

5.3.3.2.20.2.3 Minimum **Lot Frontage**
Despite Table 5.3.2, Row 4, the minimum **Lot Frontage** shall be 5.5m.

5.3.3.2.20.2.4 Maximum **Building Coverage**
Despite Table 5.3.2, Row 8, the maximum **Building** coverage shall be 50%

5.3.3.2.20.2.5 Required Privacy/Security Fencing
In addition to the regulations in Section 4.20, a privacy **Fence** shall be required along the entire westerly property line in this **Zone**.

20002 5.3.3.2.21 **R.3B-21**
635 Woodlawn Rd E
As shown on Defined Area Map Number 49 of Schedule "A" of this **By-law**.

5.3.3.2.21.1 Permitted **Uses**
In accordance with the permitted **Uses** outlined in Section 5.3.1.2 of the **By-law**, with the following addition:

- **Multiple Attached Dwelling**

5.3.3.2.21.2 Regulations
In accordance with all regulations outlined in Section 5.3.2 of the **By-law**, with the following exceptions and additions as applicable to **On-Street Townhouses**:

5.3.3.2.21.2.1 Minimum **Lot Area**
Despite Table 5.3.2, Row 2, the minimum **Lot Area** shall be 170 m².

5.3.3.2.21.2.2 Minimum **Lot Area** per **Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** per **Dwelling Unit** shall be 170 m².

5.3.3.2.21.2.3 Minimum **Rear Yard**
Despite Table 5.3.2, Row 7, the minimum **Rear Yard** shall be 7 metres.

- 5.3.3.2.21.2.4 Regulations
In accordance with all regulations outlined in Section 5.3.2 of the **By-law**, with the following exceptions and additions as applicable to **Multiple Attached Dwellings**:
- 5.3.3.2.21.2.5 Minimum **Lot Area** per **Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** per **Dwelling Unit** shall be 80 m².
- 5.3.3.2.21.2.6 Minimum **Front Yard**
Despite Table 5.3.2, Row 5, and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 3 metres.
- 5.3.3.2.21.2.7 Minimum **Rear Yard**
Despite Table 5.3.2, Row 7, the minimum **Rear Yard** shall be 4.5 metres.
- 5.3.3.2.21.2.8 Maximum **Lot Coverage**
Despite Table 5.3.2, Row 8, the maximum **Lot Coverage** shall be 61%.
- 5.3.3.2.21.2.9 Maximum Number of **Dwelling Units** in a Row
Despite Table 5.3.2, Row 18, no maximum number of **Dwelling Units** in a row shall be required.

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- 5.3.3.2.22 **R.3B-22**
139 Morris Street
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.
- 5.3.3.2.22.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.3.1.2 of By-law Number (1995)-14864, as amended.
- 5.3.3.2.22.2 Regulations
In accordance with Section 5.3.2 of the **By-law**, with the following exceptions and additions:
 - 5.3.3.2.22.2.1 Maximum **Building Height**
Despite Table 5.3.2, Row 9 and Sections 4.16 and 4.18, the maximum **Building Height** shall be two **Storeys**.
 - 5.3.3.2.22.2.2 **Buffer Strip**
Despite Table 5.3.2, Row 14, a **Buffer Strip** is not required.

5.3.3.2.22.2.3

Maximum **Building** coverage (% of **Lot Area**)

Despite Section 5.3.2.1, the maximum **Building** coverage (% of **Lot Area**) shall be 50 percent.

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5.3.3.2.22.3

Holding Provision

Deleted by By-law (2017)-20147