

PART 10

SPECIALIZED COMMERCIAL RESIDENTIAL

(CR) ZONES

Specialized Commercial (CR) **Zones**

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

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

The following CR Restricted Defined Areas (Specialized CR **Zones**) are herein set out:

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6.6.3.1 **CR-1**
Deleted by By-law (2017)-20187

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6.6.3.2 **CR-2**
Deleted by By-law (2017)-20187

6.6.3.3 **CR-3**
As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

6.6.3.3.1 **Permitted Uses**
In addition to the **Uses** listed in Section 6.6.1, the following shall also be permitted:

- ***Art Gallery***
- ***Commercial Entertainment***
- ***Funeral Home***
- ***Museum***
- ***Office Supply***
- ***Parking Facility***
- ***Recreation Centre***
- ***Restaurant***
- ***Retail Establishment***

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6.6.3.4 **CR-4**
Deleted by By-law (2017)-20187

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6.6.3.5 **CR-5**
Deleted by By-law (2017)-20187

6.6.3.6 **CR-6**
12 Waterloo Ave.
As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

- 6.6.3.6.1 **Permitted Uses**
- Apartments (to be developed in accordance with the R.4D Regulations)
 - **Artisan Studio**
 - **Medical Clinic**
 - **Office**
 - **Parking Facility**
 - **Vehicle Sales Establishment**

 - **Accessory Uses** in accordance with Section 4.23
 - **Occasional Uses** in accordance with Section 4.21

6.6.3.6.2 **Regulations**

6.6.3.6.2.1 **Minimum Front and Exterior Side Yard**
The minimum **Front** and **Exterior Side Yards** within the CR-6 **Zone** shall be the average of the **Setbacks** of adjoining properties.

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20322 6.6.3.7 **CR-7**
Deleted by By-law (2017)-20187 and (2018)-20322

0970061
20187 6.6.3.8 **CR-8**
Deleted by By-law (2017)-20187

18750 6.6.3.9 **CR-9**
340 Clair Road East
As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

6.6.3.9.1 **Permitted Uses**
Despite Section 6.6.1 of **By-law** Number (1995)–14864, as amended, the following **Uses** are permitted:

- **Convenience Store**
 - **Dry Cleaning Outlet**
 - **Financial Establishment**
 - **Florist**
 - **Food Vehicle** in accordance with Section 4.30
 - **Laundry**
 - **Library**
 - **Medical Office**
- 20093

- **Office**
- **Personal Service Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- **Veterinary Service**
- **Day Care Centre**
- **Video Rental Outlet**
- **Dwelling Units** with permitted commercial **uses** in the same **Building** in accordance with Section 4.15.2 of the **By-law**.
- Live-Work Units in the form of **Townhouse Dwelling Units**
- **Accessory Uses**

The following definition shall apply:

A 'Live-Work Unit' shall mean a **Dwelling Unit**, part of which may be used as a business establishment and the **Dwelling Unit** is the principal residence of the business operator.

- 6.6.3.9.2 Regulations
Despite Section 6.6.2 of Zoning **By-law** (1995) – 14864, as amended, the following regulations shall apply:
- 6.6.3.9.2.1 Minimum **Dwelling Units**
A minimum of 6 **Dwelling Units** (apartments with commercial or live-work **Townhouses**) shall be constructed in this **Zone**.
- 6.6.3.9.2.2 Minimum **Gross Floor Area** (per **Dwelling Unit**)
50 square metres
- 6.6.3.9.2.3 Maximum **Gross Floor Area** – Commercial
300 m²
- 6.6.3.9.2.4 Maximum **Building Height**
4 **Storeys**
- 6.6.3.9.2.5 Maximum Block Coverage
A maximum of 45% of the area in this **Zone** shall be covered by **Buildings** and **Structures**.
- 6.6.3.9.2.6 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.
- 6.6.3.9.2.7 Minimum **Landscaped Open Space**
A minimum of 30% of the area of this **Zone** shall be provided.

6.6.3.9.2.8 Minimum Off-Street Parking for Each Unit
Live-work **Townhouse** - 1.5 spaces
Apartment – 1.25 spaces
Commercial – 1 space per 75 m2 of **Gross Floor Area**

6.6.3.9.2.9 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**.

19369 6.6.3.10 **CR-10**
1499 Gordon Street
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

6.6.3.10.1 Permitted Uses
In addition to the permitted **Uses** listed in Section 6.6.1 (Commercial Residential **Zone**) of Zoning **By-law** (1995)-14864, as amended, the following additional **Uses** shall be permitted:

- **Pharmacy**
- Live-Work Units
- **Restaurant (take-out)** to a maximum **Gross Floor Area** of 140 square metres

The following definitions shall apply in the CR-10 **Zone**:

A “Live-Work Unit” shall mean a **Dwelling Unit**, part of which may be used as a business establishment and the **Dwelling Unit** is the principal residence of the business operator.

A “Street Entrance” shall mean the principal entrance to a business which shall be located in a part of the **Building** facing a public **Street** or public square which is at or within 0.2 metres above or below grade.

6.6.3.10.2 Regulations
In accordance with Schedule 4 (General Provisions) and Section 6.6.2 and Table 6.6.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

6.6.3.10.2.1 Minimum Side Yard
3 metres

6.6.3.10.2.2 Maximum Gross Floor Area
1620 square metres

6.6.3.10.2.3

Minimum Number of Off-Street **Parking Spaces**

- **Office** and **Dry Cleaning Outlet Uses** shall be provided at a ratio of 1 **Parking Space** per 35 square metres of **Gross Floor Area**
- **Artisan Studio**, convenience commercial, **Financial Establishment**, **Florist**, **Personal Service Establishment**, and **Pharmacy Uses** shall be provided at a ratio of 1 **Parking Space** per 20 square metres of **Gross Floor Area**

6.6.3.10.4

Maximum **Building Setback** to Gordon Street
7 metres

6.6.3.10.5

Building Entrances

The **Street** entrance shall be located facing Gordon Street

6.6.3.10.6

Prohibited **Uses**

Drive-through facilities shall not be permitted

A “Drive-Through **Use**” shall be defined as a **Use** which involves or is designed to encourage a customer to remain in a **Vehicle** while receiving a service, obtaining a product or completing a business transaction. The **Use** shall include vehicular stacking spaces and a serving window, and may include an intercom order box.

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6.6.3.11

CR-11

40 Wellington Street West

As shown on Defined Area Map Number 25 of Schedule “A” of this **By-law**.

6.6.3.11.1

Permitted **Uses**

Despite the provisions of Section 6.6.1 of Zoning **By-law** (1995)-14864, as amended, only the following permitted **Uses** shall be allowed:

- **Art Gallery**
- **Commercial Entertainment**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Museum**
- **Office Supply**
- **Parking Facility**
- **Recreation Centre**
- **Restaurant**
- **Retail Establishment**
- **Artisan Studio**
- **Club**

- **Convenience Store**
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Florist**
- **Laundry**
- **Library**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Religious Establishment**
- **Restaurant (take out)**
- **Veterinary Service**
- **Video Rental Outlet**
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21

6.6.3.11.2

Regulations

In accordance with Section 6.6.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

6.6.3.11.2.1

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

Despite Row 4 of Table 6.6.2 of the **By-law**, the minimum **Front** or **Exterior Side Yard** shall be 0 metres.

6.6.3.11.2.2

Minimum **Side Yard**

Despite Row 5 of table 6.6.2 of the **By-law**, the minimum **Side Yard** shall be 1.2 metres.

6.6.3.11.2.3

Minimum **Rear Yard**

Despite Row 6 of Table 6.6.2 of the **By-law**, the minimum **Rear Yard** shall be 1.5 metres.

6.6.3.11.2.4

Maximum **Building Height**

Despite Row 7 of Table 6.6.2 of the **By-law**, maximum **Building Height** shall be:

- a) **Buildings** adjacent to Wellington Street West may be one **Storey** in height but must have the appearance of two **Storey Buildings**.
- b) **Buildings** adjacent to Gordon Street may be one **Storey** in height but must have the appearance of two **Storey Buildings** and must be constructed to allow for future additional construction of a second useable **Storey**.

6.6.3.11.2.5 Maximum **Gross Floor Area**
Despite Row 8 of Table 6.6.2 of the **By-law**, the maximum **Gross Floor Area** shall be 3,502 square metres of **Ground Floor Area** plus 186 square metres of mezzanine floor area for a total **Gross Floor Area** of 3,688 square metres.

6.6.3.11.2.6 Off-Street Parking
Despite Row 12 of Table 6.6.2 of the **By-law**, a minimum of 150 **Parking Spaces** shall be provided.

6.6.3.11.2.7 Buffer Strip
Despite Row 17 of Table 6.6.2 of the **By-law**, the appropriate location, composition and width of the **Buffer Strip** shall be determined as part of the site plan approval process.

19676 6.6.3.12 CR-12
As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.

6.6.3.12.1 Permitted Use
• **Live-Work Units**

“**Live-Work Units**” shall mean a **Dwelling Unit** within a **Building** divided vertically, in which the portion of the **Building** at grade level may be used as a business establishment and whereby each “live” and “work” component within the **Dwelling Unit** has an independent entrance from the outside.

The following non-residential **Uses** shall be permitted within a **Live-Work Unit** in addition to a **Dwelling Unit**.

- **Art Gallery**
- **Artisan Studio**
- **Financial Establishment**
- **Personal Service Establishment**
- **Retail Establishment**
- **Dry Cleaning Outlet**
- **Florist**
- **Medical Office** (maximum of 1 practitioner)
- **Office**
- **Commercial School**

6.6.3.12.2 Regulations
In accordance with Section 6.6.2 and Table 6.6.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

- 6.6.3.12.2.1 Despite the definition of “**Street**” in Section 3(151), a **Street** shall not include a laneway.
- 6.6.3.12.2.2 Minimum **Lot Area**
90 square metres
- 6.6.3.12.2.3 Minimum **Lot Frontage**
4.5 metres
- 6.6.3.12.2.4 Minimum **Front Yard**
0.6 metres (for the purposes of this **By-law** the frontage is considered to be along Starwood Drive).
- 6.6.3.12.2.5 Minimum **Exterior Side Yard**
2 metres
- 6.6.3.12.2.6 Minimum **Side Yard**
1.2 metres
- 6.6.3.12.2.7 Minimum **Rear Yard**
6 metres
- 6.6.3.12.2.8 Off-Street Parking
- A minimum of 2 **Parking Spaces** is required for each **Dwelling Unit** or **Live-Work Unit**. **Parking Spaces** are permitted to be tandem.
 - No **Parking Spaces** are required for non-residential **Uses**.
- 6.6.3.12.2.9 Off-Street Loading
Section 4.14 shall not apply.
- 6.6.3.12.2.10 **Buffer Strips**
None required.
- 6.6.3.12.2.11 Sight Line Triangles
Despite Section 4.6.1, part of the **Building** can be located within the sight line triangle.
- 6.6.3.12.2.12 General Provisions for **Live-Work Units**
- A maximum of 8 **Live-Work Units** shall be permitted
 - Non-residential **Uses** shall be restricted to the ground floor level of the **Building** oriented along the Starwood Drive frontage
 - The **Street Entrances** to non-residential **Uses** shall be located facing Starwood Drive
 - The first **Storey** shall have a minimum ceiling height of 3.5

metres above grade

- All waste from the business establishment shall be stored internally to the **Live-Work Unit**

For the purpose of this **By-law**, a “**Street Entrance**” shall mean the principle entrance to the business which shall be located in a part of the **Building** facing the public **Street** which is at or within 0.2 metres above or below grade.

20002 6.6.3.13 **CR-13**
635 Woodlawn Road East
As shown on Defined Area Map Number 49 of Schedule “A” of this **By-law**.

6.6.3.13.1 Permitted **Uses**

In accordance with the permitted **Uses** outlined in Section 6.6.1 of **By-law** Number (1995)-14864 and the following additional **Uses**:

- **Single Detached Dwelling**
- **Semi-Detached Dwelling**
- **Bake Shop**
- **Catering Service**
- **Commercial School**
- **Garden Centre**
- **Public Hall**
- **Postal Service**
- **Recreation Centre**

The following **Use** is permitted only within a multi-unit building:

- **Restaurant**

6.6.3.13.2 Regulations

In accordance with Section 6.6.2 of the **By-law**, with the following exceptions and additions.

6.6.3.13.2.1 Minimum **Front** or **Exterior Side Yard**

Despite Table 6.6.2, Row 4, the minimum **Front** or **Exterior Side Yard** shall be 3 metres.

6.6.3.13.2.2 Minimum **Side Yard**

Despite Table 6.6.2, Row 5, the minimum **Side Yard** shall be 3 metres.

6.6.3.13.2.3 Maximum **Building Height**

Despite Table 6.6.2, Row 7, and Section 4.18, the maximum **Building Height** shall be 4 **Storeys**.

6.6.3.13.2.4 Maximum **Gross Commercial Floor Area**
Despite Table 6.6.2, Row 8, the maximum **Gross Floor Area** shall be 450 m² or 10% of the total building area, whichever is greater.

6.6.3.13.2.5 Minimum Commercial Off-Street Parking
Despite Table 6.6.2, Row 12 and Section 4.13, the minimum commercial off-street parking shall be 1 parking space per 23 m² of commercial **Gross Floor Area**.

6.6.3.13.2.6 Enclosed Operations
Despite Table 6.6.2, Row 13, and Section 4.22, an Outdoor Patio shall be permitted and shall be located a minimum distance of 10 metres from the existing residential **Lots** located on Brant Avenue.

20011 6.6.3.14 **CR-14**
1511-1517 Gordon Street and 15 Lowes Road (Collectively addressed as 1515 Gordon Street)
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-law**.

6.6.3.14.1 Permitted **Uses**
In addition to the permitted **Uses** listed in Section 6.6.1 (Commercial-Residential **Zone**) of Zoning **By-law** (1995)-14864, as amended, the following additional **Uses** shall also be permitted:

- **Pharmacy;**
- Live-Work Units;
- **Retail Establishment;** and
- **Bake Shop**

The following definitions shall apply in the CR-14 **Zone**:

A “Drive-Through” facility means a **Use** which involves or is designed to encourage a customer to remain in a **Vehicle** while receiving a service, obtaining a product or completing a business transaction. The **Use** shall include vehicular stacking spaces and a serving window, and may include an intercom order box.

A “Live-Work Unit” means a **Dwelling Unit**, part of which may be used as a business establishment and the **Dwelling Unit** is the principal residence of the business operator.

A “Street Entrance” means the principal entrance to a business which shall be located in a part of the **Building** facing a public **Street** or a public square which is at or within 0.2 metres above or below grade.

- 6.6.3.14.2 Regulations
 In accordance with the provisions of Section 4 (General Provisions), Section 6.6.2 and Table 6.6.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:
- 6.6.3.14.2.1 Off-street Parking
 1 **Parking Space** per 24 square metres of **Gross Floor Area** for all permitted commercial **Uses**.
- 6.6.3.14.2.1.1 Not including the blended off-street parking ratio for commercial uses of 1 **Parking Space** per 24 square metres of **Gross Floor Area**, the required off-street parking for **Dwelling Units** shall be a minimum of 1 **Parking Space** per **Dwelling Unit** in accordance with Section 4.15.2.4 of Zoning **By-law** (1995)-14864, as amended.
- 6.6.3.14.2.1.2 Not including the blended off-street parking ratio for commercial **Uses** of 1 **Parking Space** per 24 square metres of **Gross Floor Area**, the required off-street parking for a **Group Home** shall be a minimum of 1 **Parking Space** per **Building** plus 1 **Parking Space** for staff in accordance with Section 4.13.4.3 of Zoning **By-law** (1995)-14864, as amended.
- 6.6.3.14.2.2 Office Uses
 Shall be permitted on the second **Storey** of a **Building** only and are not permitted on the **First Floor** of a **Building**.
- 6.6.3.14.2.3 Dwelling Units
 Shall be permitted on the second **Storey** of a **Building** only and are not permitted on the **First Floor** of a **Building**.
- 6.6.3.14.2.4 Restaurant Uses
 A maximum of 1 **Restaurant (take-out)** shall be permitted with a maximum floor area of 140 square metres.
- 6.6.3.14.2.5 Medical Office and Medical Clinics
 That any **Medical Office** or **Medical Clinic** located on the subject property shall collectively have an aggregated maximum number of four (4) practitioners on the subject lands.
- 6.6.3.14.2.6 Drive-through Facilities
 Drive-through facilities shall not be permitted.
- 6.6.3.14.2.7 Building Entrances
 The **Street** entrance(s) shall be located facing Gordon Street and/or Lowes Road.

- 6.6.3.14.2.8 Ground Façade
A minimum of 50% of the façade of the ***First Floor*** facing Gordon Street shall include clear glazing.
- 6.6.3.14.2.9 Minimum ***Front & Exterior Side Yard***
1 metre
- 6.6.3.14.2.10 Maximum ***Gross Floor Area***
1.770 square metres