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:

6.6.3.1  CR-1
(added by 0970061 and deleted by By-law (2017)-20187)

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

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

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

J.1-1
- 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.

6.6.3.7 CR-7
(added by 15380, Deleted by By-law (2017)-20187 and (2018)-20322)

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

6.6.3.9 CR-9
(added by 18750)
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 (added by 20093)
- Laundry
- Library
- Medical Office
- 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.

6.6.3.10 CR-10
(added by 19369)
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.

6.6.3.11 CR-11
(added/amended by 19409)
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 (added/amended by )
- 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:

1. **Buildings** adjacent to Wellington Street West may be one **Storey** in height but must have the appearance of two **Storey Buildings**.

2. **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.

6.6.3.12  **CR-12**
(Added/amended by 19676)
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.

J.1-6
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.

6.6.3.13 **CR-13**
(added/amended by 20002)
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.

6.6.3.14 CR-14
(added/amended by 20011)
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