

PART 6

SPECIALIZED COMMERCIAL SHOPPING CENTRE

NC, CC AND RC ZONES

Specialized Commercial NC, CC and RC **Zones**

In certain instances, special circumstances dictate that variances be allowed to the permitted **Uses** or regulations of the Commercial Shopping Centre **Zones**. In these cases, specific Restricted Defined Commercial Shopping Centre Areas (Specialized Commercial Shopping Centre **Zones**) have been established and these are indicated by hyphenated **Zone** designations (e.g. NC-1, NC-2, CC-4, etc.).

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

The following Specialized NC, CC and RC **Zones** are herein set out:

6.2.3.1 Special Neighbourhood Shopping Centre (NC) Zones

6.2.3.1.1 NC-1

475, 483, 485 Speedvale Ave. E.

As shown on Defined Area Map Number 44 of Schedule "A" of this **By-law**.

6.2.3.1.1.1 Permitted Uses

In addition to the **Uses** listed in Section 6.2.1.1 of this **By-law**, the following shall also be permitted:

- **Car wash, Automatic**

6.2.3.1.2 NC-2

142-146 Speedvale Ave. W.

As shown on Defined Area Map Number 23 of Schedule "A" of this **By-law**.

6.2.3.1.2.1 Permitted Uses

Parking lot for **Use** in conjunction with the commercial **Building** in the adjacent NC **Zone**.

6.2.3.1.2.2 Regulations

6.2.3.1.2.2.1 Minimum Setback for Parking Spaces

- Edinburgh Road – The **Street Line** shall be the **Setback** line.
- Kimberly Drive – 7.5 metres from the **Street Line**.

6.2.3.1.2.2.2 Buffer Strip

Buffer Strips in the NC-2 **Zone** shall be in accordance with the following provisions only:

6.2.3.1.2.2.2.1 A screen fence, 1.2 metres in height and protected by **Vehicle** curb stops or barriers, shall extend from the northerly corner of the **Zone** to a point 7.5 metres from the Kimberly Drive **Street Line**.

6.2.3.1.3 **NC-3**
252 Eramosa Rd.
As shown on Defined Area Map Number 34 of Schedule "A" of this **By-law**.

6.2.3.1.3.1 Regulations

6.2.3.1.3.1.1 Minimum **Lot Frontage**
28 metres.

6.2.3.1.3.1.2 Minimum **Front Yard**
15 metres.

6.2.3.1.3.1.3 Minimum **Setback** for a **Vehicle Gas Bar**
4.5 metres from the **Street Line**.

6.2.3.1.3.1.4 Dimensions of **Parking Spaces**
Parking Spaces shall have minimum dimensions of 2.75 metres by 5.5 metres.

14933 6.2.3.1.4 **NC-4**
As shown on Defined Area Map Number 35 of Schedule "A" of this **By-law**.

6.2.3.1.4.1 Permitted **Uses**
Notwithstanding the **Uses** permitted in Section 6.2.1.1 of Zoning **By-law** Number (1995)-14864, the following **Uses** shall be permitted in the Specialized NC-4 **Zone**:

- **Convenience Retail**
- **Day Care Centre**
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Laundry**
- **Library**
- **Office**
- **Personal Service Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- **Veterinary Service**

- **Accessory Uses**
- **Occasional Uses**

6.2.3.1.4.2 Regulations

In accordance with Section 4 (General Provisions) Section 6.2.2 and Table 6.2.2 (Commercial Centre Regulations) with the following additions and exceptions:

6.2.3.1.4.2.1 Off-Street Parking Requirements

In accordance with the parking ratios provided in Section 4.13 with the following additional regulations for **Restaurants**:

- Restaurant Uses** shall not exceed 60% of the total **Gross Floor Area** of a mall.
- Where a **Restaurant(s)** occupies 60% of the **Gross Floor Area** of a mall, a 15% variance from the total amount of required parking for the mall shall be permitted.

6.2.3.1.4.2.2 Off-Street Loading

- 1 off-street **Loading Space** which may also function as a **Parking Space** shall be permitted.
- The required **Loading Space** shall have dimensions of 3.6 metres by 9.0 metres and shall be screened by landscaping from view of a public **Street**.

6.2.3.1.4.2.3 Buffer Strip

A 1.2 metre wide **Buffer Strip** shall be permitted which shall consist of sodding with landscaping and a 1.5 metre high solid screen wood privacy fence.

6.2.3.1.4.2.4 Parking in Setback

Parking may be permitted within 2.5 metres of the Eramosa Road **Street Line**.

6.2.3.1.4.2.5 Planting Area

With the exception of a single **Parking Space** which may be located within 2.5 metres of the Eramosa Road **Street Line**, a landscaped strip of land 3 metres in width shall be maintained adjacent to the **Street Line**, except for those areas required for entry ramps.

15378 6.2.3.1.5

NC-5

Changed to CC-13 Zone.

- 15044 6.2.3.1.6 **NC-6**
70 Stevenson St. S.
As shown on Defined Area Map Number 46 of Schedule "A" of this **By-law**.
- 6.2.3.1.6.1 **Permitted Uses**
The following **Uses** shall be permitted in the Specialized NC-6 (Neighbourhood Commercial Shopping Centre) **Zone**:
- Artist Studio
 - **Dry Cleaning Outlet**
 - Bank
 - **Food Vehicle** in accordance with Section 4.30
 - **Laundry**
 - **Medical Clinic**
 - **Medical Offices**
 - **Personal Service Establishment**
 - **Take Out Restaurant**
 - **Restaurant**
 - **Veterinary Service**
 - **Video Rental Outlet**
 - **Retail**
 - Church
 - **Warehouse**
- 20093
- 6.2.3.1.6.2 **Regulations**
The Specialized NC-6 **Zone** shall be subject to the regulations of Section 4 (General Provisions), Section 6.2.2 (Shopping Centre Regulations) and Table 6.2.2 (Shopping Centre Regulations) with the following additions and exceptions:
- 6.2.3.1.6.2.1 **Landscaping Strip**
A 2.75 metre wide landscaping strip shall be provided along the front property line, except for those areas required for entry ramps.
- 6.2.3.1.6.2.2 **Rear Yard**
The **Rear Yard** for additions to the existing **Building** shall be a minimum of 0.6 metres and for a new **Building** it shall be a minimum of 3.0 metres.
- 6.2.3.1.6.2.3 **Buffer Strip**
A 1.5 metre high solid screen fence shall be required along the northerly and southerly **Side Lot Lines** beginning at a point 0.4 metres from the **Street Line**.

- 17900 6.2.3.1.7 **NC-7**
As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.
- 6.2.3.1.7.1 **Permitted Uses**
In accordance with the provisions of Section 6.2.1.1 of Zoning **By-law** (1995) – 14864, as amended with the following exception:
- **Vehicle Sales Establishment** and **Vehicle Establishment** are prohibited at 1388 Gordon Street.
- 6.2.3.1.7.2 **Regulations**
In accordance with Section 6.2.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions.
- 6.2.3.1.7.2.1 **Maximum Gross Floor Area**
Despite Row 10, Table 6.2.2, the maximum **Gross Floor Area** shall be 1100 square metres.
- 6.2.3.1.7.2.2 **Maximum Front Yard**
7.5 metres and in accordance with Sections 4.24 and 4.6.
- 18140 6.2.3.1.8 **NC-8**
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.
- 6.2.3.1.8.1 **Permitted Uses**
In accordance with the provisions of Section 6.2.1.1 of Zoning **By-law** (1995) – 14864, as amended with the following exception:
- **Vehicle Gas Bar** is prohibited.
- 6.2.3.1.8.2 **Regulations**
In accordance with Section 6.2.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions.
- 6.2.3.1.8.2.1 **Maximum Building Height**
Despite Row 8, Table 6.2.2, the maximum building shall be 5 storeys and 17 meters.
- 6.2.3.1.8.2.2 **Minimum Building Height**
The minimum **Building Height** shall be 3 storeys.

6.2.3.1.8.2.3 Maximum **Lot Area**
Despite Row 2, Table 6.2.2, the maximum lot area shall be 30,200 m².

6.2.3.1.8.2.4 Maximum **Gross Floor Area**
Despite Row 10, Table 6.2.2, the maximum floor area shall be 6,600 m² for the entire **Development** and 1,500 m² for the commercial component of the **Development**.

18827 6.2.3.1.9 **NC-9**
As shown on Defined Area Map Number 78 of Schedule "A" of this **By-law**.

6.2.3.1.9.1 Permitted **Uses**
In accordance with the provisions of Section 6.2.1.1 of Zoning **By-law** (1995)-14864, as amended with the following exceptions:

- Car wash facilities are prohibited
- Drive-thru facilities are prohibited

6.2.3.1.9.2 Regulations
In accordance with Section 4 (General Provisions), Section 6.2.2 and Table 6.2.2 (Commercial Centre Regulations) of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

6.2.3.1.9.2.1 Maximum **Gross Floor Area**
4000 square metres

6.2.3.1.9.2.2 Maximum and Minimum **Building Height**
In addition to the maximum **Building Height** provisions of Table 6.2.2, Row 8, any **Building** with a total **Building** envelope greater than 1500 square metres shall have a minimum **Building Height** of 2 storeys

6.2.3.1.9.2.3 **Development** Regulations for Gas Bars

- The **Development** of any gas bar shall occur in association with the **Development** of a **Building** with a minimum gross leasable floor area of 300 square metres
- No gas bar shall be located between any **Building** and any **Street Line** or between any **Building** and the intersection of Victoria Road and Wideman Boulevard

6.2.3.1.9.2.4 Maximum and Minimum **Front** and **Exterior Side Yard**

- A **Building** shall be located at the corner of Victoria Road North and Wideman Boulevard at a maximum **Front Yard** and **Exterior Side Yard Setback** (build-to-line) of 6 metres and a minimum **Front Yard** and **Exterior Side Yard Setback** of 3 metres
- A minimum of 30% total **Building** façade facing Victoria Road shall be provided at a minimum **Setback** of 3 metres and a maximum **Setback** (build-to line) of 6 metres from Victoria Road

6.2.3.1.9.2.5 Minimum Off-Street Parking

The minimum off-street parking required for all **Uses** shall be 1 space per 23 square metres of **Gross Floor Area**

6.2.3.1.9.2.6 **Building** Entrances

A **Building** entrance facing Victoria Road shall be provided for the **Development** of any commercial **Building** on the site

6.2.3.1.9.2.7 Landscaped **Buffer Strip**

A minimum 6 metre wide landscaped **Buffer Strip** shall be provided along the easterly and northerly property lines.

19676 6.2.3.1.10

NC-10

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

6.2.3.1.10.1 Permitted **Uses**

In accordance with the **Uses** listed in Section 6.2.1.1 of By-law Number (1995)-14864.

6.2.3.1.10.2 Regulations

In accordance with Section 6.2.2 and Table 6.2.2 with the following additions and exceptions:

6.2.3.1.10.2.1 Minimum **Front Yard**

0.6 metres (for the purpose of this **By-law** the **Front Lot Line** is considered to be along Starwood Drive).

6.2.3.1.10.2.2 Maximum **Front Yard**

3 metres (for the purposes of this **By-law** the **Front Lot Line** is considered to be along Starwood Drive).

6.2.3.1.10.2.3 **Street Entrances**
The **Street Entrances** shall be located facing Starwood Drive.

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

6.2.3.1.10.2.4 **Sight Line Triangles**
Despite Section 4.6.1, part of the **Building** can be located within the sight line triangle.

6.2.3.1.10.2.5 **Buffer Strips**
Notwithstanding any other provision to the contrary, **Buffer Strips** shall not be required.

19676 6.2.3.1.11 **NC-11**
As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.

6.2.3.1.11.1 **Permitted Uses**
In accordance with the **Uses** listed in Section 6.2.1.1 of By-law Number (1995)-14864.

6.2.3.1.11.2 **Regulations**
In accordance with Section 6.2.2 and Table 6.2.2 with the following exception:

6.2.3.1.11.2.1 **Buffer Strips**
Notwithstanding any other provisions to the contrary, **Buffer Strips** shall not be required.

6.2.3.2 **Special Community Shopping Centre (CC) Zone**

6.2.3.2.1 **CC-1**

500-530 Willow Rd.

As shown on Defined Area Map Number 9 of Schedule “A” of this **By-law**.

6.2.3.2.1.1 **Permitted Uses**

In addition to the **Uses** listed in Sections 6.2.1.1 and 6.2.1.2, the following shall also be permitted:

- ***Apartment Building***

6.2.3.2.1.2 **Regulations**

6.2.3.2.1.2.1 **Minimum Front Yard**

10.06 metres.

6.2.3.2.1.2.2 **Off-Street Parking**

Off-street parking shall be provided at a ratio of 1 **Parking Space** for each 18 m² of gross leasable floor area.

6.2.3.2.1.2.3 **Off-Street Loading**

In accordance with Section 4.14, with the exception that 1 required **Loading Space** may be located ahead of the front wall of the **Main Building**.

6.2.3.2.1.2.4 **Parking Space Size**

Off-street **Parking Spaces** shall have dimensions of 2.74 metres by 6 metres.

6.2.3.2.1.3 **Zoning Requirements for an Apartment Building**

6.2.3.2.1.3.1 **Minimum Side and Rear Yard**

The minimum **Side and Rear Yards** shall be in accordance with the regulations of the R.4A **Zone** with the following addition:

6.2.3.2.1.3.2 **Minimum Common Amenity Area**

Shall be in accordance with the **Common Amenity Area** regulations of the R.4A **Zone** with the following addition:

- 75% of the required minimum **Common Amenity Area** shall be provided at ground level.

6.2.3.2.1.3.3 **Minimum Off-Street Parking**

In addition to the parking requirements listed in Section

6.2.3.1.2.2, off-street parking shall be provided at a ratio of 0.83 **Parking Spaces** for each apartment **Dwelling Unit**.

6.2.3.2.1.3.4

Building Height

Any **Building** containing apartment **Dwelling Units** shall be limited to 5 **Storeys** in height.

6.2.3.2.2

CC-2

801-803 Woolwich St., 10 Woodlawn Rd. W.

As shown on Defined Area Map Number 33 of Schedule “A” of this **By-law**.

6.2.3.2.2.1

Regulations

6.2.3.2.2.1.1

Minimum Front Yard

The minimum **Front Yard** from Woolwich Street shall be 12.3 metres. The **Front Yard** of the existing Canadian Tire store shall be recognized as 11.3 metres from Woolwich Street.

6.2.3.2.2.1.2

Minimum Side Yard

The minimum easterly **Side Yard** shall be 0 metres. All other **Side Yards** shall comply with Row 7 of Table 6.2.2.

6.2.3.2.2.1.3

Off-Street Parking

Despite Row 15 of Table 6.2.2 and Section 4.13.4, a minimum of 173 **Parking Spaces** shall be provided.

6.2.3.2.2.1.4

Minimum Landscaped Open Space

8% of the **Lot Area**.

20187

6.2.3.2.3

CC-3

Deleted by By-law (2017)-20187

6.2.3.2.4

CC-4

160-200 Kortright Rd. W.

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

6.2.3.2.4.1

Regulations

6.2.3.2.4.1.1

Minimum Lot Frontage

Despite Row 5 of Table 6.2.2, no minimum **Lot Frontage** requirements shall apply.

- 6.2.3.2.4.1.2 Minimum **Side Yard**
 Despite Row 7 of Table 6.2.2, the minimum **Side Yard** shall be 6 metres.
- 6.2.3.2.4.1.3 Minimum **Rear Yard**
 Despite Row 8 of Table 6.2.2, the minimum **Rear Yard** shall be 6 metres.
- 6.2.3.2.4.1.4 Minimum **Front Yard**
 Despite Row 6 of Table 6.2.2, the minimum **Front Yard** shall be 18.2 metres.
- 6.2.3.2.4.1.5 Planting Area
 In addition to the provisions of Row 13 of Table 6.2.2, a buffer of coniferous trees and shrubs shall be planted along the Kortright Road frontage, where the CC-4 **Zone** is located east of Edinburgh Road.
- 6.2.3.2.5 **CC-5**
 130 Woodland Glen Dr.
 As shown on Defined Area Map Number 11 of Schedule “A” of this **By-law**.
- 6.2.3.2.5.1 Regulations
- 6.2.3.2.5.1.1 Minimum **Setbacks**
- 13.6 metres from Kortright Rd. W.
 - 13.7 metres from Hanlon Parkway.
 - 22 metres from Woodland Glen Drive.
- 6.2.3.2.5.1.2 Off-Street Parking
 Despite Section 4.13.4, the following parking ratios shall apply:
- Recreational facility – 10 spaces per 100 m² of **Gross Floor Area**.
 - **Day Care Centre** – 1 space per 10 **Children** plus 1 space.
 - All other permitted **Uses** – 6 **Parking Spaces** shall be provided for each 100 m² of gross leasable floor area.
- 6.2.3.2.5.1.3 Parking in the **Setback**
 Despite Section 4.13.2.3, **Parking Spaces** may be located adjacent to the Kortright Road West **Street Line**.

6.2.3.2.5.1.4 Planting Area
 Despite Row 13 of Table 6.2.2, no planting area shall be required adjacent to the Kortright Road West **Street Line**.

6.2.3.2.5.1.5 Parking Module Dimensions
 Despite Section 4.13.3.2, the required **Parking Spaces** prescribed in Section 6.2.3.2.6.1.3 shall be shown on a site plan to be submitted for approval pursuant to Section 41 of The Planning Act, R.S.O 1990, and shall be provided in accordance with the applicable specifications contained below:

	<u>Angle of Parking</u>	<u>Stall Length</u>	<u>Stall Width</u>	<u>Aisle Width</u>	<u>Module Width</u>
Long Term Parking	90	5.5 m	2.75 m	6.7 m	17.7 m
Moderate Term Parking	90	5.5 m	2.75 m	7.3 m	18.3 m
Short Term Parking	90	5.5 m	2.75 m	7.9 m	18.9 m

6.2.3.2.5.1.6 Off-Street Loading
 Off-street loading facilities shall be provided in accordance with Section 4.14 with the addition that off-street **Loading Spaces** shall be permitted along the Front wall of the **Building** within the required **Front Yard** from Kortright Road, screened in such a manner that the off-street **Loading Spaces** shall not be visible from a public **Street**.

19946 6.2.3.2.6 CC-6
 130, 214-222 Silvercreek Pkwy. N., 350 Eramosa Rd.
 As shown on Defined Area Map Number 4, 9, 44 and 45 of Schedule “A” of this **By-law**.

6.2.3.2.6.1 Regulations

15378 6.2.3.2.6.1.1 Maximum Gross Floor Area
 Despite Row 10 of Table 6.2.2, the maximum **Gross Floor Area** shall be 31,250 m².

6.2.3.2.7 **CC-7**
As shown on Defined Area Map Number 44 of Schedule “A” of this **By-law**.

6.2.3.2.7.1 **Permitted Uses**
In addition to the permitted **Uses** listed in Section 6.2.1.2, the following is also permitted:

- A parking **Lot** including one vehicular entrance/exit to Stevenson Street, which shall not exceed 9.12 metres in width.

6.2.3.2.7.1.1 **Planting and Landscaped Area**

A buffer comprised of earth berm(s) and tree and shrub planting shall be established along the planting area and shall be 6 metres in width, between the parking **Lot** and the **Street Line** of Stevenson Street

6.2.3.2.7.1.2 **Minimum Setback**
6 metres.

15342 6.2.3.2.8 **CC-8**
200 Silvercreek Pkwy. N.
As shown on Defined Area Map Number 9 of Schedule “A” of this **By-law**.

18116 6.2.3.2.8.1 **Permitted Uses**
Notwithstanding Section 6.2.1 of **By-law** (1995)-14864, as amended, no **Building** or **Structure** shall be erected or **Used** within the CC-8 **Zone** except for one or more of the following permitted **Uses**:

- **Art Gallery**
- **Artisan Studio**
- **Club**
- **Commercial Entertainment**
- **Commercial School**
- **Day Care Centre** in accordance with Section 4.26
- **Dry Cleaning Outlet**
- **Dwelling Units** with permitted commercial **Uses** in the same **Building** in accordance with Section 4.15.2
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Funeral Home**
- **Garden Centre**
- **Group Home** in accordance with Section 4.25
- **Laundry**
- **Library**

- **Medical Clinic**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Recreation Centre**
- **Religious Establishment**
- **Rental Outlet**
- **Restaurant**
- **Restaurant (take-out)**
- **Retail Establishment**
- **Taxi Establishment**

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

6.2.3.2.8.2 Regulations

In accordance with all regulations of the CC **Zone** as specified in Sections 4 and 6.2.2 of Zoning **By-law** (1995)-14864, as amended, with the following addition:

6.2.3.2.8.2.1 **Buffer Strips**

In addition to the **Buffer Strip** requirements set out in Table 6.2.2 of Zoning **By-law** (1995)-14864, a wood privacy fence shall be erected along the northerly property line abutting 208 Silvercreek Parkway North, in accordance with Section 4.20 (Fence Regulations), together with a 1.5 metre wide landscaped **Buffer Strip**.

6.2.3.2.9 **CC-9**

117, 121-191 Silvercreek Pkwy. N.

As shown on Defined Area Map Number 14 of Schedule “A” of this **By-law**.

6.2.3.2.9.1 Regulations

6.2.3.2.9.1.1 Minimum **Lot Frontage**

Minimum frontages within the CC-9 **Zone** shall be 175 metres on Greengate Road, 336 metres on Applewood Crescent, 183 metres on Willow Road and 346 metres on Silvercreek Parkway.

6.2.3.2.9.1.2 Minimum **Setbacks**

The following shall apply in the CC-9 **Zone**:

- Willow Road – 21.2 metres
- Applewood Crescent – 18 metres
- Greengate Road – 22.5 metres
- Silvercreek Parkway – 31.5 metres

- 6.2.3.2.9.1.3 Off-Street Parking
The minimum off-street **Parking Space** required in the CC-9 **Zone** shall be 5.5 spaces per 100 m² of **Gross Floor Area**.
- 6.2.3.2.9.1.4 Size of Off-Street **Parking Spaces**
All **Parking Spaces** shall have minimum dimensions of 2.75 metres by 5.5 metres. **Parking Spaces** for disabled persons shall be a minimum of 3.66 metres by 5.5 metres.
- 6.2.3.2.10 **CC-10**
328-386 Speedvale Ave. E.
As shown on Defined Area Map Number 43 of Schedule “A” of this **By-law**.
- 6.2.3.2.10.1 Regulations
- 6.2.3.2.10.1.1 Minimum **Lot Frontage**
174 metres.
- 6.2.3.2.10.1.2 Minimum **Lot Depth**
223 metres.
- 6.2.3.2.10.1.3 Minimum **Side Yard**
13.6 metres.
- 6.2.3.2.10.1.4 Minimum **Rear Yard**
 - **Main Building** – 19.7 metres
 - Loading dock enclosure – 9.1 metres
- 6.2.3.2.10.1.5 Minimum **Front and Exterior Side Yard**
 - Additions and separate commercial **Buildings** – 9.2 metres
 - Above-ground gas bar **Structures** – 15.3 metres
 - Underground gasoline storage tanks – 7.5 metres
- 6.2.3.2.10.1.6 Maximum **Building Height**
In addition to the provisions of Row 9 of Table 6.2.2, **Building** additions constructed within 39.3 metres of Stevenson Street shall not exceed a height of 5.5 metres above the existing food store level.
- 6.2.3.2.10.1.7 Maximum **Lot Coverage**
The maximum permitted coverage of the property by **Buildings** or **Structures** shall be determined by the ability of the remaining property, which is not occupied by **Buildings** or **Structures**, to accommodate the number of **Parking Spaces** required by Section 6.2.3.2.10.1.8.

6.2.3.2.10.1.8 Off-Street Parking

6.2.3.2.10.1.8.1 Number of Spaces

Despite Section 4.13.4, the number of off-street **Parking Spaces** shall be 5.5 spaces for every 92.9 m² of floor area designed for tenant occupancy, including basements, cellars, mezzanines, and upper floors, if any (Gross Leasable Floor Area).

6.2.3.2.10.1.8.2 Size of Spaces

Despite Section 4.13.3.2, off-street **Parking Spaces** within the CC-10 **Zone** shall have dimensions of not less than 2.75 metres by 6 metres when adjacent access aisles have a width of at least 6.7 metres.

6.2.3.2.10.1.8.3 Parking in the **Front Yard**

Despite Section 4.13.2.3, **Parking Spaces** shall be permitted to locate ahead of the **Setback** line but in no case within 3 metres of any **Street Line**.

6.2.3.2.10.1.9 **Buffer Strips**

Buffer Strips shall be provided along the boundaries of the CC-10 **Zone** where it abuts the R.1B **Zone**, in accordance with the following regulations only:

6.2.3.2.10.1.9.1 The **Buffer Strip** shall not be located between the Stevenson Street **Street Line** and a point 3 metres from the **Street Line**.

6.2.3.2.10.1.9.2 The **Buffer Strips** shall consist of one of the following:

- a) A solid and unbroken planting of shrubs or trees on both sides of the boundary, and adjacent to the boundary, plus a fence, the expected ultimate height of the planting shall not be less than 2 metres and it shall not be less than 1 metre in height when planted. Substantial existing planting immediately adjacent to the CC-10 **Zone** on the neighbouring R.1B **Zone** properties and existing fences in sound condition may be considered part of the **Buffer Strip**.
- b) A fence between 1.6 metres and 1.8 metres in height which acts as a visual screen.

6.2.3.2.11 **CC-11**
 380 Eramosa Rd.
 As shown on Defined Area Map Number 44 of Schedule “A” of this **By-law**.

6.2.3.2.11.1 **Regulations**

6.2.3.2.11.1.1 **Minimum Side Yard**
 Notwithstanding Row 6 of Table 6.2.2, the minimum **Side Yard** required in the CC-11 **Zone** shall be 4.56 metres, except that where a **Side Yard** abuts an R.1A or R.1B **Zone**, the minimum **Side Yard** shall not be less than one-half the **Building Height** or 4.56 metres, whichever is greater. Despite the above, where the CC-11 **Zone** abuts the CC-7 **Zone** or the R.1B-4 **Zone**, no **Side Yard** shall be required.

6.2.3.2.11.1.2 **Off-Street Loading Spaces**
 In accordance with Section 4.14.

6.2.3.2.12 **CC-12**
 Parts 1,2 and 3 on Reference Plan 61R-6402
 As shown on Defined Area Map Number 27 of Schedule “A” of this **By-law**.

6.2.3.2.12.1 **Regulations**

6.2.3.2.12.1.1 **Minimum Lot Frontage**
 179 metres.

6.2.3.2.12.1.2 **Minimum Front Yard**
 15 metres.

6.2.3.2.12.1.3 **Maximum Building Height**
 3 **Storeys**.

6.2.3.2.12.1.4 **Maximum Building Floor Area**
 10,000 m².

6.2.3.2.12.1.5 **Minimum Parking Stall Size**
 2.75 metres by 5.5 metres.

6.2.3.2.12.1.6 **Minimum Off-Street Parking**
 6 **Parking Spaces** per 100 m² of **Building** floor area, except:

- a) Where a **Restaurant(s)** occupies more than 30% of the **Building** floor area of the mall, the specific parking ratio of a

Restaurant (1 space per 4.5 m² of area **Used** by patrons) shall be required in addition to the mall requirements for the remaining **Building** floor area of the mall; or

- b) Where an upper **Storey** of a mall has been declared for **Office Use** only, then the parking requirement for this section of the mall shall be in accordance with the **Office** parking ratio of 3 **Parking Spaces** per 100 m² of **Building** floor area.

15378
16937 6.2.3.2.13

CC-13
Deleted by By-law 16937

16503
17210 6.2.3.2.14

CC-14
1007 Gordon Street South
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

6.2.3.2.14.1 **Permitted Uses**
In accordance with the Uses permitted in Section 6.2.1.2 of this **By-law**.

6.2.3.2.14.2 **Regulations**
In accordance with the provisions of Section 6.2.2 of this By-law, as amended, with the following exceptions:

6.2.3.2.14.2.1 **Minimum Lot Area**
Notwithstanding Table 6.2.2, Row 2, the minimum Lot Area shall be 5,800 square metres.

6.2.3.2.14.2.2 **Minimum Lot Frontage**
Notwithstanding Table 6.2.2, Row 4, the minimum Lot Frontage shall be 44.84 metres.

6.2.3.2.14.2.3 **Minimum Front and Exterior Side Yard**
Notwithstanding Table 6.2.2, Row 5, the minimum Front Yard shall be 6 metres.

6.2.3.2.14.2.4 **Minimum Gross Floor Area**
Notwithstanding Table 6.2.2, Row 9, the Minimum Gross Floor Area shall be 1,640 square metres.

6.2.3.2.15 **CC- 15 (H)**
72 Watson Road North
As shown on Defined Area Map Number 62 of Schedule “A” of this **By-law**.

6.2.3.2.15.1 **Permitted Uses**
In accordance with the Uses permitted in Section 6.2.1.2 of this By-law.

6.2.3.2.15.2 **Regulations**
In accordance with the provisions of Section 6.2.2. of this By-law, as amended, with the following exceptions:

6.2.3.2.15.2.1 **Maximum Gross Leasable Floor Areas**
Notwithstanding the provisions of Table 6.2.2, Row 10, of the **Bylaw**.

The maximum gross leasable floor area for the site shall be 11,798.30 square metres comprised of:

- (i) A food store limited to a maximum gross leasable floor area of 9,308 square metres, of which, the traditional food store component shall be limited to a maximum of 6,504 square metres.
- (ii) The specialty retail (DSTM) floor area shall be limited to a maximum gross leasable floor area of 3,717 square metres.

6.2.3.2.15.2.2 **Holding Provision**
Purpose: To ensure that development of the lands do not proceed until the owner has completed certain conditions to the satisfaction of the City with regard to the development of the site.

Conditions

Prior to the removal of the Holding designation “H”, the owner shall:

1. Execute and register on title to the lands, a Site Plan Agreement containing all conditions approved by City Council.
2. Site Plan Approval which shall address the following Urban Design features, to the satisfaction of the City:
 - a) Providing direct and convenient barrier-free access and linkage for pedestrians, bicycles and vehicles throughout the site with such walkways designed to promote pedestrian priority over vehicular traffic.

- b) Providing an open and uninterrupted public view and vista from the intersection of Starwood Drive and Watson Parkway to the Clythe Creek open space lands.
- c) Providing a human scale environment by breaking up large building facades and by reducing the visual effects of flat roof-lines and roof-top equipment.
- d) Orienting principal buildings to the public streets and avoiding parking between the building and street.
- e) Providing a customer entrance directly facing the street or locating building entrances directly visible from the street and providing a well defined path with direct access from street to main building entrance and an entry feature.
- f) Situating large parking areas to the side or rear of buildings so that they do not dominate the visual element of the site.
- g) Use of extensive landscaping to separate large parking lots and screen loading, trash receptacles, outdoor storage and similar facilities.
- h) Ensuring the project building form, elevations and exterior building materials, site circulation, accessibility, the creation of pedestrian areas establishes a “Gateway Entrance to Eastview District” theme.

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6.2.3.2.16

CC-16

University of Guelph – Stone Road

As shown on Defined Area Map Number 27 of Schedule “A” of this **By-law**.

6.2.3.2.16.1

Permitted Uses

- a) All **Uses** permitted by Section 6.2.1.2 including a freestanding **(Junior) Department Store**;
- b) All **Uses** permitted by Section 8.3.2.1.1, but despite Section 8.3.2.2.1o), a freestanding **Restaurant** or cafeteria is permitted.

For the purposes of this **Zone**, the following definition will apply:

(Junior) Department Store shall mean a **Retail Establishment** engaged primarily in the sale to the public of a wide variety of commodities organized into a number of departments within the

Building such as, but not limited to, apparel, jewellery, cosmetics, toiletries, health products, food, home furnishings, housewares, electronics, sporting goods, toys, photographic equipment, hardware and home improvement materials, automotive accessories or other household goods, and may also include an ancillary outdoor **Garden Centre** and services such as, but not limited to, **Financial Establishment, Restaurant, Take-out Restaurant, Vehicle Service Station, Vehicle Specialty Repair Shop, Personal Service Establishment, Pharmacy, Optical**

Dispensary and **Photofinishing Place**. (**Junior Department Stores** are differentiated from Full Line Department stores, in that they typically sell general merchandise items at prices lower than that of the Full Line Department stores, and are popularly described as a discount operation).

- 6.2.3.2.16.2 Regulations for **Uses** Permitted by Section 6.2.3.2.16.1a)
In accordance with all the regulations of the CC **Zone** as specified in Sections 4 and 6.2.2 (Community Commercial **Zone** Regulations) of Zoning **By-law** (1995)-14864, as amended, with the following revisions.
- 6.2.3.2.16.2.1 **Lot Area**
Despite Row 3 of Table 6.2.2, the maximum **Lot Area** shall be 52,747 m².
- 6.2.3.2.16.2.2 **Minimum Yards**
Despite Row 6 and 7 of Table 6.2.2, the minimum side and **Rear Yards** shall be 3 metres.
- 6.2.3.2.16.2.3 **Floor Areas**
Despite Row 10 Table 6.2.2, the maximum **Gross Floor Area** shall not exceed 15,200 m² of which a maximum of 11,241 m² may be used for a (**Junior**) **Department Store** exclusive of a 465 m² **Garden Centre**.
- 6.2.3.2.16.2.4 **Buffer Strips**
Despite Row 13 Table 6.2.2, a **Buffer Strip** shall not be required.
- 6.2.3.2.16.2.5 **Minimum Parking Stall Size**
2.75 metres by 5.5 metres.
- 6.2.3.2.16.2.6 **Off-Street Parking**
The following additional parking ratio shall apply:
-A (**Junior**) **Department Store**: 1 **Parking Space** per every 20 m² of **Gross Floor Area**.

6.2.3.2.16.3 Regulations for **Uses** Permitted by Section 6.2.3.2.16.1b)
 In accordance with all the regulations of the I.2-2 **Zone** as specified in Section 8.3.2.2.2 (Institutional Research Park Regulations) of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:
 a) For the purposes of Section 4.1, a **Lot** may have frontage on a privately owned **Street** or driveway.
 b) The definition of “**Street**” in Section 3.1 (151) shall include a privately owned **Street** or driveway.

6.2.3.2.16.4 Severability Provision
 The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Defined Area Map 27 as CC-16, despite any future severance, partition or division for any purpose.

17974 6.2.3.2.17 **CC-17**
 1750 Gordon Street South
 As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

6.2.3.2.17.1 Permitted **Uses**
 In addition to the permitted **Uses** listed in Section 6.2.1.2, the **Uses** listed in Section 8.1.1 shall also be permitted.

6.2.3.2.17.2 Regulations
 In accordance with Section 6.2.2, with the following exceptions and additions:

6.2.3.2.17.2.1 Maximum **Lot Area**
 Despite the provisions of Table 6.2.2, Row 3, the maximum **Lot Area** shall be 64,800 m².

6.2.3.2.17.2.2 Maximum **Gross Floor Area**
 Despite the provisions of Table 6.2.2, Row 10, the maximum **Gross Floor Area** shall be 17,651 m².

6.2.3.2.17.2.3 Maximum and Minimum **Building Height**
 In addition to the maximum **Building Height** provisions of Table 6.2.2, Row 8, any **Building** proposed at the corner intersection of Gordon Street and Clair Road shall have a minimum **Building Height** of 2 **Storeys**.

6.2.3.2.17.2.4 Maximum and Minimum **Front** and **Exterior Side Yard**
 In addition to the Minimum **Front** and **Exterior Side Yard** provisions of Table 6.2.2, Row 5, the following maximum **Front** and **Exterior Side Yard** provisions shall apply:

All **Buildings** adjacent to Gordon Street, Clair Road and Farley Drive are required to be constructed at a maximum 3 metre “build to line” from the **Street Line**, with the following exception:

The largest **Building** in this **Zone** shall have a **Front Yard** or **Exterior Side Yard** of a minimum of 3 metres and a maximum of 25.84 metres from Gordon Street and a minimum of 13 metres from Farley Drive.

6.2.3.2.17.2.5 Prohibited Location for **Uses**

All **Vehicle Gas Bars** and drive-through facilities shall be prohibited from locating within 50 metres of any corner or corner intersection of this **Zone**.

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6.2.3.2.18 **CC-18**

Woodlawn Road West

Lands located north of Woodlawn Road West and west of Woolwich Street North. As shown on Defined Area Map Number 22 of Schedule “A” of this **By-law**.

6.2.3.2.18.1 Permitted **Uses**

- A freestanding **(Junior) Department Store**
- **Accessory Uses** in accordance with Section 4.23
- **Occasional Uses** in accordance with Section 4.21
- Permitted **Uses** of the CC Zone in accordance with Section 6.2.1.2 of this **By-law**
- Permitted **Uses** of the R.3A Zone in accordance with Section 5.3.1.1 of this **By-law**, subject to Section 5.3.2.
- Permitted **Uses** of the R.4A Zone in accordance with Section 5.4.1.1 of this **By-law**, subject to Section 5.4.2.
- Permitted **Uses** of the I.1 Zone in accordance with Section 8.1.1 of this **By-law**, subject to Section 8.2.

The following **Uses** are not permitted in this Zone:

- **Carwash, Automatic**
- **Carwash, Manual**
- **Dry Cleaning Outlet**
- **Laundry**
- **Vehicle Gas Bar**

The following definition shall apply in the CC-18 **Zone**:

A “**(Junior) Department Store**” shall mean a **Retail Establishment** engaged primarily in the sale to the public of a wide variety of commodities organized into

a number of departments within the **Building** such as, but not limited to, apparel, jewellery, cosmetics, toiletries, health products, food, home furnishings, housewares, electronics, sporting goods, toys, photographic equipment, hardware and home improvement materials, automotive accessories or other household goods, and may also include an ancillary outdoor **Garden Centre** and services such as, but not limited to, **Financial Establishment, Restaurant, Take-out Restaurant, Vehicle Service Station, Vehicle Specialty Repair Shop, Personal Service Establishment, Pharmacy, Optical Dispensary and Photofinishing Place. (Junior) Department Stores** are differentiated from full line department stores, in that they typically sell general merchandise items at prices lower than that of the Full Line Department Stores, and are popularly described as a discount operation.

- 6.2.3.2.18.2 Regulations
In accordance with the regulations of the CC **Zone** as specified in Sections 4 and 6.2.2 (Community Commercial Zone regulations) of Zoning **By-law** (1995)-14864, as amended, with the following additions and exceptions:
- 6.2.3.2.18.2.1 Maximum **Gross Floor Area**
32,600 m²
- 6.2.3.2.18.2.2 Maximum **Gross Floor Area** for a Freestanding **(Junior) Department Store** which includes a food/grocery component
17,770 m² exclusive of the area associated with any outdoor **Garden Centre** ancillary thereto.
- 6.2.3.2.18.2.3 Maximum **Gross Floor Area** for all **Buildings** and Establishments other than a **(Junior) Department Store** which includes a food/grocery component
14,800 m²
- 6.2.3.2.18.2.4 Maximum Gross Floor Area for all Retail Commercial **Buildings** and Establishments other than a **(Junior) Department Store** which includes a food/grocery component
10,990 m²
- 6.2.3.2.18.2.5 Maximum **Lot Area**
12.54 hectares
- 6.2.3.2.18.2.6 Minimum Off-Street **Parking**
The minimum Off-street **Parking** required shall be 1 space per 23 m² of **Gross Floor Area**.
- 6.2.3.2.18.2.7 Severability Provision
The provisions of this **By-law** shall continue to apply collectively to

the whole of the lands identified on Schedule “A” as CC-18, despite any future severance, partition or division for any purpose.

6.2.3.2.18.2.8 Maximum Size of an Office or a Medical Office
465 m² GFA

6.2.3.2.18.2.9 Maximum **Front** and **Exterior Side Yard** (Build-to-Line)
Despite Table 6.2.2, Row 5:

- a) **Buildings** adjacent to Woodlawn Road shall be located a minimum of 3 metres and a maximum of 5.3 metres from Woodlawn Road.
- b) **Buildings** adjacent to Woolwich Street shall be located a minimum of 3 metres and a maximum of 6 metres from Woolwich Street.

6.2.3.2.18.2.10 Uses Prohibited in Specific Locations:
Drive-through **Uses** shall be prohibited from locating within 100 metres of the road corner intersection of Woodlawn Road and Woolwich Street in the CC-18 **Zone**.

A drive-through use in the CC-18 **Zone** shall be:

- a) Not located between any **Building** and a public **Street**.
- b) Significantly screened from public view from all public **Streets**.
- c) Safely separated from pedestrian spaces and corridors.
- d) Designed in a manner that is compatible with surrounding **Uses** and activities.
- e) Provides a minimum of five (5) vehicular stacking spaces with a maximum of three (3) stacking spaces parallel to the **Street Line**.

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, a serving window and may include an order intercom box.”

6.2.3.2.18.2.11 Minimum **Building Height** Requirement in Specific Locations
Any portion of a **Building** located within 35 metres of the corner intersection of Woodlawn Road and Woolwich Street shall have a minimum **Building Height** of two (2) **storeys** and in no case less than 8.5 metres.

6.2.3.2.18.2.12 Maximum Individual **Building** GFA Size
A maximum of one (1) individual freestanding **Building** exceeding 5,575 m² GFA is permitted in this zone.”

18393 6.2.3.2.19 **CC-19**
As shown on Defined Area Map Number 18 of Schedule “A” of this **By-law**.

6.2.3.2.19.1 Permitted Uses

In accordance with Section 6.2.1.2 of Zoning By-law (1995) – 14864, as amended, including the following uses:

- ***Bake Shop***
- ***Convenience Store***
- ***Florist***
- ***Hardware Store***
- ***Hotel***
- ***Liquor Store***
- ***Office Supply***
- ***Parking Facility***
- ***Pharmacy***
- ***Photofinishing Place***
- ***Print Shop***
- ***Repair Service***
- ***Research Establishment***
- Retail Warehouse
- Service-oriented Sporting Goods Store
- ***Vehicle Parts Establishment***
- ***Vehicle Service Station***
- ***Vehicle Specialty Repair Shop***
- ***Video Rental Outlet***

6.2.3.2.19.2 Regulations

In accordance with Section 6.2.2 of Zoning **By-law** (1995) – 14864, as amended.

18569 6.2.3.2.20 **CC-20**
1820 Gordon Street South
As shown on Defined Area Map Number 73 of Schedule “A” of this **Bylaw**.

6.2.3.2.20.1 Permitted **Uses**

In accordance with Section 6.2.1.2 of Zoning **By-law** (1995) – 14864, as amended, with the following additional permitted **Uses**:

- **Building Supply**
- **Print Shop**
- **Postal Service**
- **Repair Service**
- **Rental Outlet**
- Institutional **Uses** in accordance with Section 8.1.1 of the **By-law**.

6.2.3.2.20.2 Regulations

In accordance with Section 6.2.2 of Zoning **By-law** (1995) – 14864, as amended, with the following exceptions and additions:

6.2.3.2.20.2.1 Maximum **Lot Area**

Despite Table 6.2.2, Row 3, the maximum **Lot** area shall be 53,822.78 square metres.

6.2.3.2.20.2.2 Maximum **Front** and **Exterior Side Yard** (Build-to-Line)

Despite Table 6.2.2, Row 5, all **Buildings** shall be located a maximum of 3.0 metres from Gordon Street, Clair Road and any other public road allowance with the exception of **Buildings** located on the private road extension of Farley Drive in the central area of this **Zone**.

6.2.3.2.20.2.3 Minimum **Building Height** Requirement

In addition to Table 6.2.2, Row 8, **Buildings** at the corner intersection of Gordon Street and Clair Road shall have the appearance of two (2) **Storey Buildings** and shall have a minimum height of 8.5 metres.

6.2.3.2.20.2.4 Maximum **Gross Floor Area**

Despite Table 6.2.2, Row 10, the maximum commercial **Gross Floor Area** shall be 14,000 square metres.

19280 6.2.3.2.20.2.5 Deleted by **By-law** (2011)-19280.

6.2.3.2.20.2.6 Off-street Parking

Despite Section 4.13.4.1 of the **By-law**, the minimum off-street parking required shall be 1 space per 23 square metres of **Gross Floor Area**.

6.2.3.2.20.2.7 **Uses** Prohibited in Specific Locations

Gas bars and drive-through **Uses** shall be prohibited from locating within 50 metres of the road corner intersections in this **Zone**, with

the following exception:

A drive-through **Use** associated with a **Financial Establishment** at the corner intersection of Gordon Street and Clair Road shall be permitted, subject to the vehicular drive-through facility being designed such that it is:

1. Not located between any **Building** and a public **Street**.
2. Significantly screened from public view from all public **Streets**.
3. Safely separated from pedestrian spaces and corridors.
4. Designed in a manner that is compatible with surrounding **Uses** and activities.
5. Provides a minimum of five (5) vehicular stacking spaces with a maximum of three (3) stacking spaces parallel to the **Street Line**.

(For purposes of this **Zone**, 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, a serving window and may include an order intercom box).

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6.2.3.2.21

CC-21 (H25)

35 and 40 Silvercreek Parkway South

As shown on Defined Area Map Numbers 10 and 15

6.2.3.2.21.1

Permitted Uses

All **Uses** permitted by Section 6.2.1.2 with the following additions:

- A maximum of one (1) **Large-Format Retail Establishment**, which may consist of any one of a **Retail Establishment Use**, a **Warehouse Membership Club**, or a **Home Improvement Retail Warehouse Establishment**
- **Apartment Building**
- **Stacked Townhouse**
- **Cluster Townhouse**

19670

6.2.3.2.21.2

Deleted by By-law (2013)-19670.

The following definitions shall apply in the CC-21 (H25) **Zone**:

A “**Large-Format Retail Establishment**” shall mean a **Retail Establishment** with a minimum **Gross Floor Area** of 9,300 sq. m (100,000 sq. ft.)

A “**Warehouse Membership Club**” shall mean a **Retail Establishment** engaged in the retailing to **Club** members of a wide range of non-food items and services, in

combination with a general line of food-related products, where the goods, wares, merchandise, substances or articles are displayed, stored and sold in a **Warehouse** format. The **Warehouse** format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patrons of the **Warehouse Membership Club**.

A “**Home Improvement Retail Warehouse Establishment**” shall mean a **Building** where a full range of home furnishings and home improvement products are displayed, stored and sold in a **Warehouse** format. Such products may include but are not limited to a combination of furniture, appliances, electrical fixtures, lumber and building supplies, hardware, carpets and floor coverings, home décor items, landscape and garden supplies, and plumbing fixtures.

6.2.3.2.21.3 Regulations

In accordance with the regulations of the CC **Zone** as specified in Sections 4 and 6.2.2 (Community Shopping Centre **Zone** regulations) of Zoning By-law (1995)-14864, as amended, with the following additions and exceptions:

- 19670 6.2.3.2.21.3.1 Maximum Total **Gross Floor Area** for all **Retail Establishments**
21,832 sq. m (235,000 sq. ft.)
- 6.2.3.2.21.3.2 Maximum **Gross Floor Area** for a **Large-Format Retail Establishment**
13,470 sq. m (145,000 sq. ft.)
- 19670 6.2.3.2.21.3.3 **Gross Floor Area** for all **Retail Establishments** other than a **Large-Format Retail Establishment**
a. Minimum unit size shall be 465 square metres (5,000 square feet) and the maximum unit size shall be 5,574 square metres (60,000 square feet)
b. Such floor area shall be located in a minimum of two (2) separate **Buildings**.
- 6.2.3.2.21.3.4 Minimum Off-Street Parking
The minimum off-street parking required for all permitted commercial **Uses** shall be 1 space per 23.2 sq. m (250 sq. ft.) of **Gross Floor Area**.
- 6.2.3.2.21.3.5 Regulations for **Apartment Buildings**
All **Apartment Buildings** shall be developed in accordance with the R.4B provisions of Section 5.4.2 of Zoning By-law (1995)-14864, as amended.

6.2.3.2.21.3.6 Regulations for **Cluster** and **Stacked Townhouses**
 All **Cluster** or **Stacked Townhouses** shall be developed in accordance with the regulations of Section 5.3.2 of the Zoning By-law (1995)-14864, as amended.

6.2.3.2.21.3.7 Severability Provision
 The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Defined Area Maps 10 and 15 as CC-21, despite any future severance, partition or division for any purpose.

19236 6.2.3.2.22 **CC-22**
 31-33 Farley Drive
 As shown on Defined Area Map Number 42 of Schedule “A” of this **By-law**.

6.2.3.2.22.1 Permitted **Uses**

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- **Dwelling Units** with permitted commercial **Uses** in the same **Building**
- **Art Gallery**
- **Artisan Studio**
- **Club**
- **Day Care Centre**
- **Dry Cleaning Outlet**
- **Financial Establishment**
- **Food Vehicle** in accordance with Section 4.30
- **Group Home**
- **Laundry**
- **Library**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Personal Service Establishment**
- **Religious Establishment**
- **Restaurant**
- **Restaurant (take-out)**
- **Retail Establishment**
- **Vehicle Gas Bar**
- **Veterinary Service**
- **Amusement Arcade**
- **Commercial Entertainment**
- **Commercial School**
- **Funeral Home**
- **Garden Centre**

- **Public Hall**
- **Recreation Centre**
- **Rental Outlet**
- **Tavern**
- **Taxi Establishment**

A drive-through **Use** shall not be permitted in this **Zone**.

For the purposes of this **Zone**, a Drive-through shall be defined as: A **Use** for which involves or is designed to encourage a customer to remain in a vehicle receiving a service, obtaining a product or completing a business transaction.

6.2.3.2.22.2 Regulations

In accordance with Section 6.2.2 of the **By-law**, as amended, with the following exception:

6.2.3.2.22.2.1 Minimum Off-Street Parking

The minimum off-street parking required shall be 1 space per 23 square metres of **Gross Floor Area**.

19496 6.2.3.2.23

CC-23

1141 Paisley Road

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

6.2.3.2.23.1 Permitted Uses

In accordance with Section 6.2.1.2 of Zoning By-law (1995)-14864, as amended, with the following additional permitted **Uses**:

- **Warehouse Membership Club**
- **Home Improvement Retail Warehouse Establishment**

The following definitions shall apply in the CC-23 **Zone**:

A “**Warehouse Membership Club**” shall mean a **Retail Establishment** engaged in the retailing to club members of a wide range of non-food items and services, in combination with a general line of food-related products, where goods, wares, merchandise, substances or articles are displayed, stored and sold in a **Warehouse** format. The **Warehouse** format means a configuration where the floor area devoted to sales is integrated with the storage of things sold and is accessible to patrons of the **Warehouse Membership Club**.

A “**Home Improvement Retail Warehouse Establishment**” shall mean a **Building** where a full range of home furnishings and home

improvement products are displayed, stored and sold in a **Warehouse** format. Such products may include but are not limited to a combination of furniture, appliances, electrical fixtures, lumber and building supplies, hardware, carpets and floor coverings, home decor items, landscape and garden supplies, and plumbing fixtures.

6.2.3.2.23.2 Regulations

In accordance with Section 6.2.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

6.2.3.2.23.2.1 Maximum **Lot Area**

Despite Table 6.2.2, Row 3, the maximum **Lot Area** shall be 130,000 square metres.

6.2.3.2.23.2.2 Maximum **Gross Floor Area**

Despite Table 6.2.2, Row 10, the maximum commercial **Gross floor Area** shall be 14,000 square metres.

6.2.3.2.23.2.3 Off-Street Parking

Despite Section 4.13.4.1 of the **By-law**, the minimum off-street parking required shall be 1 space per 23 square metres of **Gross Floor Area**.

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6.2.3.2.24 **CC-24**

129 Elmira Road South

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

6.2.3.2.24.1 Permitted **Uses**

In accordance with the **Uses** permitted by Section 6.2.1.2 of Zoning **By-law** (1995)-14964, as amended, with the following additional permitted **Use**:

- **Home Improvement Retail Warehouse Establishment**

The following definition shall apply in the CC-24 **Zone**:

A “**Home Improvement Retail Warehouse Establishment**” shall mean a **Building** where a full range of home furnishings and home improvement products are displayed, stored and sold in a **Warehouse** format. Such products may include but are not limited to a combination of furniture, appliances, electrical fixtures, lumber and building supplies, hardware, carpets and floor coverings, home décor items, landscape and garden supplies, and plumbing fixtures.

Notwithstanding Section 6.2.1.2 of Zoning **By-law** (1995)-14864, as amended, the following **Uses** are not permitted in this **Zone**:

- **Carwash, Automatic**
- **Carwash, Manual**
- **Vehicle Gas Bar**

6.2.3.2.24.2 Regulations

In accordance with Section 6.2.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

6.2.3.2.24.2.1 Maximum **Lot Area**

Despite Table 6.2.2, Row 3, the maximum **Lot Area** shall be 130,000 m².

6.2.3.2.24.2.2 Maximum **Front** and **Exterior Side Yard**

Despite Table 6.2.2, Row 5, all **Buildings** located adjacent to Elmira Road or Paisley Road shall be located a maximum of 6.0 metres from the **Street Line. Parking Spaces** and parking lot drive aisles shall not be permitted closer to the **Street Line** than the front face of **Buildings** along both Elmira Road and Paisley Road.

6.2.3.2.24.2.3 Minimum **Building Height** Requirement

In addition to Table 6.2.2, Row 8, **Buildings** that front along Paisley Road and Elmira Road shall have the appearance of two (2) **Storey Buildings** and shall have a minimum height of 8.5 metres.

6.2.3.2.24.2.4 Minimum **Gross Floor Area**

Despite Table 6.2.2, Row 10, the maximum commercial **Gross Floor Area** shall be 14,500 m².

6.2.3.2.24.2.5 Maximum **Retail Establishment** Size

The maximum **Gross Floor Area** of any individual **Retail Establishment** in this **Zone** shall be 10,000 m².

6.2.3.2.24.2.6 Off-Street Parking

Despite Section 4.13.4.1 of the **By-law**, the minimum off-street parking required shall be 1 space per 23 square metres of **Gross Floor Area** except for a **Home Improvement Retail Warehouse Establishment**, which shall have a minimum of 356 **Parking Spaces**.

6.2.3.2.24.2.7 Uses Prohibited in Specific Locations

Drive-through **Uses** shall be prohibited from locating in **Buildings** along the Paisley Road or Elmira Road frontage of this property with the following exception:

A drive-through **Use** associated with a **Financial Establishment** at the corner intersection of Paisley Road and Elmira Road shall be permitted, subject to the vehicular drive-through facility being designed such that it is:

1. Not located between any **Building** and a public **Street**.
2. Significantly screened from public view from all public **Streets**.
3. Safely separated from pedestrian spaces and corridors.
4. Designed in a manner that is compatible with surrounding **Uses** and activities.
5. Provides a minimum of five (5) vehicular stacking spaces with a maximum of three (3) stacking spaces parallel to the **Street Line**.

(For purposes of this **Zone**, 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, a serving window and may include an order intercom box).

6.2.3.2.24.2.8

Severability Provision

The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Schedule "A" as CC-24, despite any future severance, partition or division for any purpose.

6.2.3.2.24.2.9

Minimum **Front** and **Exterior Side Yard**

The minimum **Front** and **Exterior Side Yard setbacks** to the **Home Improvement Retail Warehouse Establishment** shall be 40 metres.

6.2.3.2.24.2.10

Maximum **Building Height**

Despite Table 6.2.2, Row 8, the maximum **Building Height** for the **Home Improvement Retail Warehouse Establishment** shall be 14 metres.

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20036

- 6.2.3.2.25 **CC-25**
1839 Gordon Street
As shown on Defined Area Map Number 30 of Schedule “A” of this **By-Law**.
- 6.2.3.2.25.1 **Permitted Uses**
In accordance with all permitted **Uses** outlined in Section 6.2.1.2 of the **By-Law**, with the following additions:
- All Institutional **Uses** outlined in Section 8.1.1 of the **By-law**.
 - **Apartment Building** in accordance with Section 5.4.2 of the **By-Law**.
 - **Hotel**
 - Live/Work **Uses**
- 6.2.3.2.25.2 **Regulations**
In accordance with all regulations outlined in Section 6.2.2 of the **By-law**, with the following exceptions and additions:
- 6.2.3.2.25.2.1 **Maximum Front and Exterior Side Yard (Build-to-Line)**
Despite Table 6.2.2, Row 5, all **Buildings** located on Gordon Street, Clair Road and Gosling Gardens shall have a maximum setback of 3.0 metres from the public road allowance with the exception of the largest **Building** in this **Zone**.
- 6.2.3.2.25.2.2 **Maximum and Minimum Building Height**
In addition to the maximum **Building Height** provisions of Table 6.2.2, Row 8, any **Building** proposed within 40 metres of the corner intersection of Gordon Street and Clair Road shall have the appearance of two (2) **Storey Buildings** and shall have a minimum height of 8.5 metres. The maximum height for an **Apartment Building** shall be 10 **Storeys**.
- 6.2.3.2.25.2.3 **Off-Street Parking**
Despite Section 4.13.4.1 of the **By-law**, the minimum off-street parking required shall be 1 space per 23 square metres of **Gross Floor Area**.
- 6.2.3.2.25.2.4 **Prohibited Location for Uses**
Any **Vehicle Gas Bars** and drive-through facilities shall be prohibited from locating within 50 metres of any corner or corner intersection of this **Zone**. Any loading area or loading activity associated with the largest **Building** in this **Zone** shall be prohibited from locating within 30 metres of Gordon Street.

6.2.3.2.25.2.5 Severability Provision
 The provisions of this **By-law** shall continue to apply collectively to the whole of the subject lands in this **Zone**, despite any future severance, partition or division for any purpose.

20036 6.2.3.2.25.3 Holding Provision
 Deleted by By-law (2016)-20036.

19946
20180 6.2.3.2.26 **CC-26**
 963 to 1045 Paisley Road
 Deleted by By-law (2017)-20180

20051 6.2.3.2.27 **CC-27**
 41 Woodlawn Road West
 As shown on Defined Area Map Number 22 of Schedule “A” of this **By-Law**.

6.2.3.2.27.1 Permitted **Uses**
 In accordance with Section 6.2.1.2 of Zoning **By-law** (1995)-14864, as amended.

Notwithstanding Section 6.2.1.2, the following **Uses** are prohibited:

- **Vehicle Gas Bar;**
- **Carwash, Manual;**
- **Carwash, Automatic.**

In addition to the **Uses** permitted within section 6.2.1.2.27.1 Vehicle Service Station and Vehicle Specialty Repair Shop uses are permitted to operate within the building that existed on the property on the day of passing of this By-law, to a maximum of 575 m² of Gross Floor Area.

6.2.3.2.27.2 Regulations
 In accordance with Section 6.2.2 of Zoning **By-law** (1995)-14864, as amended.

Notwithstanding Section 6.2.2, the following regulations apply:

6.2.3.2.27.2.1 Minimum **Lot Area**
 The minimum **Lot Area** shall be 2,652 m².

6.2.3.2.27.2.2 Minimum **Lot Frontage**
 The minimum **Lot Frontage** shall be 27.8 metres.

6.2.3.2.27.2.3 Minimum **Side Yard**
 The minimum **Side Yard** shall be 2.9 metres.

- 6.2.3.2.27.2.4 Minimum **Gross Floor Area**
The minimum **Gross Floor Area** shall be 575 m².
- 6.2.3.2.27.2.5 Maximum **Gross Floor Area**
The maximum commercial **Gross Floor Area** shall be 1,000 m².
- 6.2.3.2.27.2.6 Off-Street Parking
The Minimum Off-street parking required shall be 1 space per 23 m² of **Gross Floor Area**.

20180 6.2.3.2.28 **CC-28**
963 to 1045 Paisley Road
As shown on Defined Area Map 4 of Schedule “A” of this **By-law**.

6.2.3.2.28.1 Permitted **Uses**
In accordance with Section 6.2.1.2 of Zoning **By-law** (1995)-14684, as amended.

6.2.3.2.28.2 Regulations
In accordance with Section 6.2.2 of Zoning **By-law** (1995)-14864, as amended , with the following exceptions:

6.2.3.2.28.2.1 Maximum **Gross Floor Area**
Despite Table 6.2.2, Row 10, the maximum **Gross Floor Area** shall be 25,251m².

6.2.3.3 **Special Regional Shopping Centre (RC) Zones**

15006

6.2.3.3.1 **RC-1**

As shown on Defined Area Map Number 17 of Schedule "A" of this **By-law**.

6.2.3.3.1.1 **Regulations**

6.2.3.3.1.1.1 **Interpretation**

In addition to the terms defined in this **By-law**, the following term shall have the corresponding meaning for the purpose of determining the parking ratio and floor area of the RC-1 **Zone**:

"Gross Leasable Floor Area" means the total floor area of a **Building** that is designed and intended for exclusive **Use** and occupancy by a tenant or owner measured from the centre line of interior partitions and from the outside face of exterior walls.

6.2.3.3.1.1.2 **Minimum Off-Street Parking**

Within the RC-1 **Zone**, the minimum off-street parking ratio shall be 4.9 per 90 m² of **Gross Leasable Floor Area**.

6.2.3.3.1.1.3 **Maximum Gross Leasable Floor Area**

Within the RC-1 **Zone**, the maximum **Gross Leasable Floor Area** shall be 60,000 m².

