PART 4

SPECIALIZED RESIDENTIAL APARTMENT

(R.4) ZONES
Specialized Residential (R.4) **Zones**

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

The R.4 *Zone* provisions shall apply except when precluded by the specific *Uses* and regulations for any R.4 Restricted Defined Area.

The following R.4 Restricted Defined Areas (Specialized R.4 Zones) are herein set out:

5.4.3.1 **Restricted Defined R.4A Areas – Specialized R.4A Zones**

5.4.3.1.1 **R.4A-1**

233-237 Janefield Ave.

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

5.4.3.1.1.1 Permitted *Uses*

In addition to the permitted *Uses* listed in Section 5.4.1.1, the following shall also be permitted:

- **Townhouses**

5.4.3.1.1.2 Regulations for *Apartment Dwellings*

All regulations of the R.4A *Zone* as specified in Sections 4 and 5.4.2 of this *By-law* with the following additions and exceptions:

5.4.3.1.1.2.1 Maximum Number of *Dwelling Units*

48 Units.

5.4.3.1.1.2.2 Maximum *Building Height*

3 *Storeys*.

5.4.3.1.1.2.3 *Parking Space* Size

Despite Section 4.13.3.2, every off-street *Parking Space* shall have dimensions of not less than 2.8 metres by 6 metres provided that the *Parking Aisle* width is a minimum of 7 metres.

5.4.3.1.1.3 Regulations for *Townhouse Dwellings*

All regulations of the R.3A *Zone* as specified in Sections 4 and 5.3.2 shall apply to *Townhouse* development in the R.4A-1 *Zone*.

5.4.3.1.2 **R.4A-2**

387-411 Waterloo Ave., 576 Woolwich St., 33 Marlborough Rd., 130
Grange St., 32 Hadati Rd
As shown on Defined Area Map Numbers 23, 25, 15, and 45 of Schedule “A” of this By-law.

5.4.3.1.2.1 Permitted Uses
- Senior's Apartment Building

5.4.3.1.2.2 Regulations

5.4.3.1.2.2.1 Minimum Off-Street Parking Ratio
1 per 2 units

5.4.3.1.3 R.4A-3
260, 268-270 Waterloo Ave
As shown on Defined Area Map Number 15 of Schedule “A” of this By-law.

5.4.3.1.3.1 Permitted Uses
- 30 apartment units in a 5 Storey Apartment Building
- any of the following commercial Uses in the existing single Storey Building
  - Financial Establishment
  - Pharmacy
  - Medical Clinic
  - Medical Office
  - Office
  - Personal Service Establishment
  - Artisan Studio
  - Retail sales of: appliances

5.4.3.1.3.2 Regulations

5.4.3.1.3.2.1 Minimum Rear Yard – 7.62 metres

5.4.3.1.3.2.2 Minimum Landscaped Open Space
27% of the Lot Area.

5.4.3.1.3.2.3 Off-Street Parking
a) Apartments
A minimum of 33 surface Parking Spaces shall be located in the Rear Yard and 6 Parking Spaces shall be provided underneath a portion of the Apartment Building.

b) Commercial Uses
A minimum of 10 off-street Parking Spaces shall be provided for commercial Uses in the Front Yard of the portion of the
property with commercial activity along the Waterloo Avenue frontage

5.4.3.1.4 **R.4A-4**
25 Manor Park Crescent
As shown on Defined Area Map Number 16 of Schedule “A” of this *By-law*.

5.4.3.1.4.1 Permitted *Uses*
A maximum of 5 *Apartments* within the existing stone house, including an addition to the existing stone house.

Despite Section 5.4.1.1, a maximum of 12 *Single Detached Dwellings* may be constructed on the same property as the existing stone house.

5.4.3.1.4.2 Regulations
Only the following regulations shall apply to *Buildings* or *Structures* in the R.4A-4 *Zone*:

5.4.3.1.4.2.1 *Single Detached Dwellings*
a) **Setback** from Manor Park Crescent – 19 metres.
b) **Setback** from edge of internal road pavement – 6 metres.
c) Minimum distance between any two *Single Detached Dwellings* – 3 metres.
d) Minimum distance between the property boundary and any part of a *Single Detached Dwelling* – 7.5 metres.
e) Minimum habitable floor area per *Single Detached Dwelling* – 111.5 m².
f) Maximum height – 2 *Storeys* above the highest adjacent grade elevation.
g) Minimum parking – 4 spaces per *Single Detached Dwelling*.

5.4.3.1.4.2.2 Original *Building*
a) Maximum site coverage – 481 m².
b) Minimum distance between any *Habitable Room* window or *Building* exit and any *Driveway* or *Parking Space* – 3 metres.
c) Minimum parking – 1.5 *Parking Spaces* per unit.

5.4.3.1.4.2.3 Accessory *Building*
a) Minimum distance to nearest property line – 2.5 metres.
b) Maximum height – 1 *Storey* or 3.6 metres.
c) No human habitation within any accessory *Building*. 
5.4.3.1.5  **R.4A-5**  
166 College Ave. W.  
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.4.3.1.5.1  **Permitted Uses**  
A single Storey residence **Building** for occupancy by up to 64 senior citizens and the staff members necessary to care for the residents of the **Building**.

5.4.3.1.5.2  **Regulations**

5.4.3.1.5.2.1  **Off-Street Parking**  
A minimum of 17 off-street **Parking Spaces** shall be provided.

5.4.3.1.6  **R.4A-6**  
229 Dublin St  
As shown on Defined Area Map Number 24 of Schedule “A” of this By-law.

5.4.3.1.6.1  **Permitted Uses**  
Despite Section 5.4.1.1, permitted **Uses** in the **R.4A-6 Zone** shall be limited to the following:

A maximum of 72 senior citizen’s **Apartment** units, a superintendent’s **Dwelling Unit** and social and service facilities for the residents.

5.4.3.1.6.2  **Regulations**

5.4.3.1.6.2.1  **Maximum Building Height**  
3 **Storeys** or 11.5 metres.

5.4.3.1.6.2.2  **Minimum Front Yard**  
None required.

5.4.3.1.6.2.3  **Minimum Rear Yard**  
5.5 metres.

5.4.3.1.6.2.4  **Minimum Off-Street Parking**  
12 **Parking Spaces** with access from Norwich Street.

5.4.3.1.6.2.5  **Buffer Strips**  
A 1.5 metre wide **Buffer Strip** shall be provided along the complete northeasterly boundary of the site.
5.4.3.1.6.2.6 Maximum Density
274 units per hectare.

5.4.3.1.6.2.7 Minimum Side Yard
0.5 metres.

5.4.3.1.6.2.8 Minimum Exterior Side Yard
4.57 metres.

5.4.3.1.6.2.9 Minimum Landscaped Open Spaces
19% of the Lot Area.

5.4.3.1.6.2.10 Minimum Common Amenity Area
Despite Section 5.4.2.4.1, a minimum of 13 m² of Common Amenity Area per Dwelling Unit shall be provided.

5.4.3.1.7 R.4A-7
251 Exhibition St.
As shown on Defined Area Map Number 23 of Schedule “A” of this By-law.

5.4.3.1.7.1 Regulations

5.4.3.1.7.1.1 Minimum Front Yard
4.5 metres.

5.4.3.1.7.1.2 Maximum Building Height
3 Storeys above the average Finished Grade at the front of the Building.

5.4.3.1.7.1.3 Maximum Number of Dwelling Units
22 units.

5.4.3.1.7.1.4 Location of Off-Street Parking Spaces
Despite Section 4.13.2.2, outdoor Parking Spaces shall be permitted within 3 metres of the Rear Lot Line. All other provisions of Section 4.13 shall continue to apply.

5.4.3.1.7.1.5 Buffer Strip
No Buffer Strip shall be required along the Rear Lot Line.

5.4.3.1.8 R.4A-8
92 Speedvale Ave. W.

As shown on Defined Area Map Number 23 of Schedule “A” of this By-law.
5.4.3.1.8.1  Permitted Uses
In addition to the Uses specified in Section 5.4.1, the following Uses are also permitted in the R.4A-8 Zone:

- The Building which existed at 92 Speedvale Avenue West on January 1, 1980 may also be Used for the accommodation of up to 10 senior citizens and staff and facilities necessary to care for the residents and the Building.

5.4.3.1.8.2  Regulations
5.4.3.1.8.2.1  Minimum Lot Area
1360 m²

5.4.3.1.8.2.2  Minimum Lot Frontage
24.4 metres

5.4.3.1.8.2.3  Minimum Side Yard
southwest side – 1.5 metres
northeast side – 6.0 metres

5.4.3.1.8.2.4  Off-Street Parking
A minimum of 5 Parking Spaces (including Garage spaces).

5.4.3.1.8.2.5  Minimum Common Amenity Area Available to Residents
340 m².

5.4.3.1.8.2.6  Buffer Strip
A Buffer Strip consisting of a fence and planting forming a visual screen, shall be provided and maintained between any Parking Area in the R.4A-8 Zone and any adjacent single-detached residences. Such Buffer Strip shall form an effective screen to a height of 1.9 metres and planting shall be installed within the R.4A-8 Zone.

5.4.3.1.9  R.4A-9
87 Silvercreek Pkwy.
As shown on Defined Area Map Number 14 of Schedule “A” of this By-law.

5.4.3.1.9.1  Permitted Uses
A community residence for adult mentally disabled people containing living accommodation and related facilities for 24 residents and required staff.
5.4.3.1.9.2 Regulations

5.4.3.1.9.2.1 Off-Street Parking
A minimum of 5 off-street Parking Spaces shall be provided in the R.4A-9 Zone.

5.4.3.1.10 R.4A-10
140 Imperial Rd. N.
As shown on Defined Area Map Number 4 of Schedule “A” of this By-law.

5.4.3.1.10.1 Regulations

5.4.3.1.10.1.1 Maximum Building Height
4 Storeys

5.4.3.1.10.1.2 Maximum Number of Dwelling Units
96 Dwelling Units

5.4.3.1.10.1.3 Minimum Front Yard
9 metres

5.4.3.1.10.1.4 Minimum Rear Yard
Equal to one-half the Building Height. In no case shall a Rear Yard be less than 3 metres.

In any case where windows to a Habitable Room face on a Rear Yard, such Rear Yard shall have a minimum width of not less than 7.5 metres.

5.4.3.1.10.1.5 Parking Space Size
Despite Section 4.13.3.2, every off-street Parking Space shall have dimensions of not less than 2.75 metres by 6 metres.

5.4.3.1.11 R.4A-11
230 College Ave. W.
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.4.3.1.11.1 Regulations

5.4.3.1.11.1.1 Maximum Building Height
3.5 Storeys.
5.4.3.1.11.1.2 Maximum Density
30 Dwelling Units per acre.

5.4.3.1.11.1.3 Parking Space Sizes
Despite Section 4.13.3.2, the following provisions shall apply:

Parking Spaces shall have dimensions of not less than 2.75 metres by 5.5 metres.

Single parking modules shall have a minimum width of 12.0 metres with no truck access or 12.8 metres with truck access.

Double-loaded parking modules shall have a minimum width of 18.0 metres with no truck access or 18.9 metres with truck access.

5.4.3.1.12 R.4A-12
105, 107 Bagot St.
As shown on Defined Area Map Number 14 of Schedule “A” of this By-law.

5.4.3.1.12.1 Permitted Uses
• 2 Apartment Buildings of 88 units each.

5.4.3.1.12.2 Regulations

5.4.3.1.12.2.1 Off-Street Parking Spaces
Off-street Parking Spaces shall be provided at a ratio of 1.25 Parking Spaces per unit.

5.4.3.1.12.2.2 Minimum Lot Area
17,259.7 m².

5.4.3.1.12.2.3 Minimum Lot Frontage
30.48 metres.

5.4.3.1.12.2.4 Minimum Front Yard
50 metres.

5.4.3.1.12.2.5 Maximum Density
102.33 units per hectare.

5.4.3.1.12.2.6 Minimum Side Yard
107 Bagot Street:
• West Side Yard – 23.41 metres.
• East Side Yard – 26.82 metres.
105 Bagot Street:
- West Side Yard – 26.82 metres.
- East Side Yard – 23.41 metres.

5.4.3.1.12.2.7 Minimum Rear Yard
38.1 metres.

5.4.3.1.12.2.8 Maximum Building Height
6 Storeys.

5.4.3.1.12.2.9 Minimum Distance Between Buildings
53.64 metres.

5.4.3.1.12.2.10 Minimum Landscaped Open Space
46.5% of the Lot Area.

5.4.3.1.13 R.4A-13
135 Oxford St.
As shown on Defined Area Map Number 24 of Schedule “A” of this By-law.

5.4.3.1.13.1 Permitted Uses
A senior citizen’s rest home for occupancy by up to 100 senior citizens and staff and facilities necessary to care for the residents and the Building.

5.4.3.1.13.2 Regulations

5.4.3.1.13.2.1 Minimum Front Yard
The Street Line shall be the Setback line.

5.4.3.1.13.2.2 Minimum Side Yard
The minimum Side Yard along the western boundary of the site shall be 1.83 metres.

5.4.3.1.13.2.3 Minimum Landscaped Open Space
10% of the Lot Area.

5.4.3.1.13.2.4 Minimum Common Amenity Area
11.2 m² per unit.

5.4.3.1.13.2.5 Off-Street Parking
A minimum of 21 off-street Parking Spaces shall be provided and shall be determined using a ratio of 1 Parking Space per 5 beds.
R.4A-14
Deleted by By-law (2017)-20187

R.4A-15
14-16 Commercial St.
As shown on Defined Area Map Number 24 of Schedule “A” of this By-law.

Permitted Uses
- Apartments
- Any of the following commercial Uses at the ground floor level:
  - Art Gallery
  - Artisan Studio
  - Religious Establishment
  - Club
  - Commercial Entertainment
  - Recreation Centre
  - Food store
  - Laundry
  - Medical Clinic
  - Medical Office
  - Office
  - Office Supply
  - Personal Service Establishment
  - Restaurant

Regulations
Use of the Buildings and Structures located in the R.4A-15 Zone on the date of the passing of this By-law shall be deemed to conform to this By-law.

Despite the above, any new construction in the R.4A-15 Zone carried out after the date of passing of this By-law shall be in accordance with the regulations in Section 5.4.2 and the following additional regulations:

Minimum Front and Exterior Side Yard
7.5 metres, or at least as great as the Front Yard for a Building located on an abutting Lot, but not less than 3 metres.

Minimum Side Yard
3 metres.

Minimum Rear Yard
12 metres.
5.4.3.1.15.2.4 Access to Rear Yard
Vehicular access to the Rear Yard from a public Street shall be maintained (in the case of a conversion of an existing Building to a commercial Use) and shall be provided (in the case of new commercial construction) and such access shall have a width of not less than 3 metres and an overhead clearance of not less than 4.5 metres.

5.4.3.1.15.2.5 Maximum Building Height
Equal to the width of the Street allowance upon which the Lot has frontage and in accordance with Section 4.18.

5.4.3.1.16 R.4A-16
240 College Ave. W.
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.4.3.1.16.1 Permitted Uses
• An Apartment Building
• A Single Detached Dwelling existing on the date of the passing of this By-law.

5.4.3.1.16.2 Regulations
5.4.3.1.16.2.1 Maximum Building Height
3.5 Storeys.

5.4.3.1.16.2.2 Maximum Density
30 Dwelling Units per acre.

5.4.3.1.16.2.3 Parking Space Sizes
Despite the provisions of Section 4.13.3.2, the following provisions shall apply:

• Parking Spaces shall have dimensions of not less than 2.75 metres by 5.5 metres.

• Single parking modules shall have a minimum width of 12.0 metres with no truck access or 12.8 metres with truck access.

• Double-loaded parking modules shall have a minimum width of 18.0 metres with no truck access or 18.9 metres with truck access.

5.4.3.1.16.2.4 More Than One Building per Lot
The minimum separation distance between the detached dwelling existing on the date of passing of this By-law and any new Building or Structure shall be 6 metres.
5.4.3.1.17  
**R.4A-17**  
90 Fife Rd.  
As shown on Defined Area Map Number 5 of Schedule “A” of this By-law.

5.4.3.1.17.1  
**Permitted Uses**  
- *Apartment Building*  
- *Stacked Townhouse Building*

5.4.3.1.17.2  
**Regulations**

5.4.3.1.17.2.1  
**Maximum Number of Dwelling Units**  
73 units.

5.4.3.1.17.2.2  
**Maximum Building Height**  
3 *Storeys*.

5.4.3.1.17.2.3  
**Minimum Front Yard**  
7.5 metres.

5.4.3.1.17.2.4  
**Parking Space Size**  
Despite Section 4.13.3.2, the following provisions shall apply:

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

b) Single parking modules shall have a minimum width of 12 metres with no truck access, or 12.8 metres with truck access.

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

5.4.3.1.18  
**R.4A-18**  
16 Marilyn Dr.  
As shown on Defined Area Map Number 33 of Schedule “A” of this By-law.

5.4.3.1.18.1  
**Permitted Uses**  
In accordance with Section 5.3.1.1 (*Cluster Townhouse* R.3A Zone)  
Residential *Apartment* with a maximum of 17 multiple attached *Dwelling Units*. 
For the purposes of this Zone, a multiple attached Dwelling shall mean a Building consisting of 3 or more Dwelling Units which are horizontally and vertically attached, which may be entered from an independent entrance directly from the outdoors or from an internal hall or corridor and which share common facilities, such as outdoor Amenity Areas, parking and Driveways.

5.4.3.1.18.2 Regulations for Cluster Townhouses
In accordance with Section 5.3.2 and Table 5.3.2

5.4.3.2.18.3 Regulations for Residential Apartment

5.4.3.1.18.3.1 Maximum Density
100 units per hectare.

5.4.3.1.18.3.2 Minimum Side Yard
Westerly Side Yard – 3 metres
Easterly Side Yard – 7.5 metres

5.4.3.1.18.3.3 Minimum Rear Yard
A raised roof deck enclosing the Parking Area shall require 3 metres minimum.

The Main Building Rear Yard requirement shall be 7.5 metres.

5.4.3.1.18.3.4 Minimum Common Amenity Area
Section 5.4.2.4.2 shall not apply in the R.4A-18 Zone.

5.4.3.1.18.3.5 Minimum Off-Street Parking
Section 4.13.2.2.1 shall not apply in the R.4A-18 Zone.

5.4.3.1.18.3.6 Parking Space Size
Despite Section 4.13.3.2, all required Parking Spaces in the R.4A 18 Zone shall have minimum dimensions of 2.75 metres by 5.5 metres.

5.4.3.1.18.3.7 Prohibited Obstructions
Despite Section 4.7, all Porches and front steps constructed in the R.4A-18 Zone shall be allowed to extend a maximum of 1.4 metres ahead of the Setback line.

5.4.3.1.19 R.4A-19
Woodlawn Rd. E.
As shown on Defined Area Map Number 33 of Schedule “A” of this By-law.
5.4.3.1.19.1  Permitted Uses

**Apartment Building** or **Buildings** containing a maximum of 90 bedrooms.

5.4.3.1.19.2  Regulations

5.4.3.1.19.2.1  **Building Height**

Despite Row 10 of Table 5.4.2, the maximum **Building Height** shall be limited to the elevation of 362.43 metres total, being a maximum of 31.83 metres above the 330.6 metre elevation of the Woodlawn Road Bridge.

5.4.3.1.20  **R.4A-20**

11 Arthur St.

As shown on Defined Area Map Number 35 of Schedule “A” of this By-law.

5.4.3.1.20.1  Permitted Uses

The permitted **Uses** in the R.4A-20 **Zone** shall be limited to a maximum of **7 Apartment** units located within the existing **Structure**.

5.4.3.1.20.2  Regulations

5.4.3.1.20.2.1  Minimum **Side Yard**

1.8 metres.

5.4.3.1.20.2.2  Minimum **Front Yard**

3.4 metres.

5.4.3.1.20.2.3  Minimum Usable Open Space

Usable open space shall be provided on the basis of not less than 11 square metres per **Dwelling Unit**.

5.4.3.1.20.2.4  Minimum Off-Street Parking

Despite Section 4.13, only the following off-street parking regulations shall apply:

a) A minimum of 10 off-street **Parking Spaces** shall be provided on the property.

b) The 10 off-street **Parking Spaces** provided shall each measure 2.8 metres in width and 6.0 metres in depth.

c) The **Parking Area** adjacent to Regent Street may be located closer than 3 metres from a **Habitable Room** window or **Building** entrance.
d) Off-street parking may be located in the *Front Yard* area with a maximum of 3 spaces being located closer than 3 metres from the *Street Line*.

e) Off-street parking shall be allowed within 3 metres of any *Lot Line*.

5.4.3.1.20.2.5 **Buffer Strips**
None required.

5.4.3.1.20.2.6 **Corner Lots**
Despite Section 4.6, parked motor *Vehicles* may be located within the “*Corner Lot* sight line triangle” defined in Section 4.6.

5.4.3.1.21 **R.4A-21**
165 Cole Rd.
As shown on Defined Area Map Number 18 of Schedule “A” of this *By-law*.

5.4.3.1.21.1 **Permitted Uses**
- Seniors’ *Apartments*
- Seniors’ rest home
- *Nursing Home*

5.4.3.1.21.2 **Regulations**
All regulations of the R.4A *Zone* as specified in Section 5.4.2 shall apply with the following exceptions:

5.4.3.1.21.2.1 **Seniors’ Apartments, Seniors’ Nursing Home and Seniors’ Rest Home**

5.4.3.1.21.2.1.1 **Maximum Density**
The maximum density shall not exceed a density calculated on the basis of 142 *Dwelling Units*.

5.4.3.1.21.2.1.2 **Off-street Parking**
Despite Section 4.13.4, the minimum number of *Parking Spaces* shall be in accordance with the following requirements for the *Uses* specified below:
- Seniors’ *Apartments* – 0.4 spaces per *Apartment* unit.
- Seniors’ *Nursing Home* or Rest Home – 0.2 spaces per bed.
5.4.3.1.22  \textbf{R.4A-22}
248 College Ave. W.
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.4.3.1.22.1 Regulations

5.4.3.1.22.1.1 Maximum \textit{Building Height}
3.5 \textit{Storeys}

5.4.3.1.22.1.2 Maximum Density
30 \textit{Dwelling Units} per acre of \textit{Lot Area}.

5.4.3.1.22.1.3 Minimum \textit{Side Yards}
Right \textit{Side Yard} – 3 metres.
Left \textit{Side Yard} – In accordance with the provisions of Section 5.4.2.

5.4.3.1.23  \textbf{R.4A-23}
103, 105, 107 Emma St.
As shown on Defined Area Map Number 34 of Schedule “A” of this By-law.

5.4.3.1.23.1 Permitted \textit{Uses}
In addition to the \textit{Uses} listed in Section 5.4.1.1, the following \textit{Use} shall also be permitted in the R.4A-23 Zone:
• \textit{On-Street Townhouses}

5.4.3.1.23.2 Regulations for \textit{Apartments}
In accordance with Sections 4 and 5.4.2.

5.4.3.1.23.3 Regulations for \textit{Townhouses}
In accordance with the provisions of Section 4 and the R.3B-1 Zone as specified by Section 5.3.2.

5.4.3.1.24  \textbf{R.4A-24}
281, 283 Bristol St.
As shown on Defined Area Map Number 15 of Schedule “A” of this By-law.

5.4.3.1.24.1 Permitted \textit{Uses}
One or more \textit{Apartment Buildings} containing up to 56 units.

5.4.3.1.24.2 Regulations

5.4.3.1.24.2.1 Maximum \textit{Building Height}
In the R.4A-24 Zone, an \textit{Apartment Building} shall be restricted in
height to 8 floors of Apartments above the Regulatory Flood line, as calculated by the Grand River Conservation Authority at the time of Building permit application.

An accessory Building or Structure shall be restricted in height to 1 floor above the elevation of the Regulatory Flood, as calculated by the Grand River Conservation Authority at the time of the Building permit application.

5.4.3.1.25  
**R.4A-25**  
454-460 Janefield Ave.  
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.4.3.1.25.1  
Permitted Uses  
In addition to the Uses permitted in Section 5.4.1.1, the following Use shall also be permitted:

- A multiple attached dwelling

For the purposes of this Zone, a multiple attached dwelling shall mean a Building consisting of 3 or more Dwelling Units which are horizontally and vertically attached, which may be entered from an independent entrance directly from the outside or from an internal hall or corridor and which share common facilities such as Common Amenity Areas, parking and Driveways.

5.4.3.1.25.2  
Regulations

5.4.3.1.25.2.1  
Maximum Building Height  
No part of any Building or Structure shall exceed a height of 3.5 Storeys above the Finished Grade.

5.4.3.1.25.2.2  
Parking Space Size  
Despite Section 4.13.3.2, every off-street Parking Space shall have dimensions of not less than 2.75 metres by 6 metres.

5.4.3.1.26  
**R.4A-26**  
562 Woolwich St.  
As shown on Defined Area Map Number 23 of Schedule “A” of this By-law.

5.4.3.1.26.1  
Permitted Uses  
In addition to the permitted Uses listed in Section 5.4.1.1, the following shall also be permitted:
• A Single Detached Dwelling
• A multiple attached dwelling

For the purposes of this Zone, a multiple attached dwelling shall mean a Building consisting of 3 or more Dwelling Units which are horizontally or vertically attached, which may be entered from an independent entrance directly from the outside or from an internal hall or corridor and which share common facilities such as outdoor Amenity Areas, parking and Driveways.

5.4.3.1.26.2 Regulations

5.4.3.1.26.2.1 Density
Not more than 20 units shall be permitted on the site.

5.4.3.1.26.2.2 Maximum Building Height
Despite Row 10 of Section 5.4.2, no part of any Building or Structure shall exceed a height of 3 Storeys above Finished Grade.

5.4.3.1.26.2.3 Minimum Rear Yard
15 metres.

5.4.3.1.26.2.4 Minimum Distance Between Buildings
The minimum distance between Buildings shall be in accordance with Section 5.4.2.2.

5.4.3.1.26.2.5 Off-Street Parking
In accordance with Section 4.13 except that no part of any Parking Area or Driveway shall be located within 1.2 metres of any Building entrance or within 3 metres of any window of a Habitable Room.

Despite the above, 1 Parking Space will be permitted to the northerly side of the existing Single Detached Dwelling, with access from Woolwich Street.

5.4.3.1.27 R.4A-27
As shown on Defined Area Map Numbers 56 and 57 of Schedule “A” of this By-law.

5.4.3.1.27.1 Permitted Uses
Notwithstanding the Uses permitted by Section 5.4.1.1 of By-law (1995)-14864, as amended, the permitted Uses in the R.4A-27 Zone shall be limited to the following:
• An **Apartment Building**
• A **Townhouse** or row dwelling having direct or unobstructed access
to a public **Street**
• A **Religious Establishment** and **Uses** accessory thereto, including
  a nursery school or day school
• A **Building** or **Structure** accessory to the foregoing permitted
  **Uses**

5.4.3.1.27.2 Regulations
Notwithstanding the provisions of Section 5.4.2 of **By-law** (1995)-14864, as amended, the following provisions shall apply:

5.4.3.1.27.2.1 Regulations for **Apartment Buildings**
In accordance with the regulations contained within Section 5.4.2 with the following additions or exceptions:

5.4.3.1.27.2.1.1 Maximum **Building Height**
3.5 **Storeys** above **Finished Grade**.

5.4.3.1.27.2.1.2 Maximum Density
The maximum density shall be 30 **Dwelling Units** per acre.

5.4.3.1.27.2.2 Regulations for **On-Street Townhouses**
In accordance with the regulations contained within Section 5.3.3.2.2.2.

5.4.3.1.27.2.3 Regulations for **Religious Establishments**
In accordance with the regulations for **Religious Establishments** contained within Section 8.2 of **By-law** (1995)-14864.

5.4.3.1.28 **R.4A-28**
Mitchell Farm Phase 2
As shown on Defined Area Map Number 2 of Schedule “A” of this **By-law**.

5.4.3.1.28.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.4.1.1.

5.4.3.1.28.2 Regulations
In accordance with the provisions of Section 5.4.2 with the following addition:

5.4.3.1.28.2.1 Minimum Separation from Railway Right-of-Way
30 metres.
5.4.3.1.29.1 Permitted Uses

- **Apartment Building**

Within the R.4A-29 Zone, the definition of "Lodging House" as defined by Zoning By-law (1995)-14864, as amended, does not apply. Sections 4.25.1 and 4.25.2 (Regulations Governing Lodging Houses) and Table 4.25 do not apply in the R.4A-29 Zone.

For the purposes of this Zone, the definition of "Street" in Section 3.1 shall include a private road, and "Street Line" “Front Lot Line", “Front Yard" and “Exterior Side Yard” shall have corresponding meanings. Despite Section 4.1 and Table 5.4.2 (Row 4), individual Building sites may abut and have access to a private road (right-of-way).

5.4.3.1.29.2 Regulations

In accordance with Section 4 (General Provisions) and Section 5.4.2 and Table 5.4.2 (Residential Apartment R.4 Zone Regulations) of Zoning By-law (1995)-14864, as amended, with the following additions and exceptions:

5.4.3.1.29.3 Maximum Building Height

Notwithstanding Row 10 of Table 5.4.2, the maximum Building Height shall be 7 Storeys and Section 4.16 (Angular Plane) shall not apply.

5.4.3.1.29.4 Minimum Rear Yard

Notwithstanding Row 9 of Table 5.4.2, the minimum Rear Yard at 400 Edinburgh Road South shall be 7.58 metres.

5.4.3.1.29.5 Minimum Side Yard:

Despite Section 5.4.2.1, the minimum Side Yards at 480 and 490 Edinburgh Road South, except for Exterior Side Yards, shall be:

- 470 Edinburgh Road South
  - East – 6.63 metres
- 480 Edinburgh Road South
  - East – 4.85 metres
  - West – 6.33 metres
- 490 Edinburgh Road South
  - East – 6.0 metres
  - West – 4.85 metres

In all other cases the minimum Side Yard (except for Exterior Side Yard) shall be 7.5 metres.
5.4.3.1.29.6  Minimum Distance Between Buildings:
Despite Table 5.4.2 (Row 11), the minimum distance between Buildings at 480 and 490 Edinburgh Road South shall be 9.75 metres. In all other cases the minimum distance between Buildings shall be 15 metres.

5.4.3.1.29.7  Minimum Common Amenity Area per Dwelling Unit:
Despite Table 5.4.2 (Row 12) and Section 5.4.2.4.1, the minimum Common Amenity Areas shall be:
- 14.4 square metres per unit for 400 Edinburgh Road South
- 20.2 square metres per unit for 430 Edinburgh Road South
- 14.3 square metres per unit for 460 Edinburgh Road South
- 16.8 square metres per unit for 480 Edinburgh Road South

Section 5.4.2.4.2 shall not apply in the R.4A-29 Zone.

5.4.3.1.29.8  Density
Despite Table 5.4.2 (Row 5), the maximum Density for 400 Edinburgh Road South shall be 105 units per hectare. (Note: the standard R.4A Regulation maximum Density is 100 units per hectare).

5.4.3.1.29.9  Floor Space Index
Despite Table 5.4.2 (Row 18), the maximum Floor Space Index for Building sites shall be:
- 1.03 for 400 Edinburgh Road South
- 1.06 for 430 Edinburgh Road South
- 1.15 for 460 Edinburgh Road South
- 1.04 for 480 Edinburgh Road South
- 1.43 for 490 Edinburgh Road South

5.4.3.1.29.10 Minimum Off-Street Parking
Notwithstanding Section 4.13.4.3, the minimum number of Parking Spaces shall be:
- 74 Parking Spaces for 400 Edinburgh Road South
- 38 Parking Spaces for 420 Edinburgh Road South
- 22 Parking Spaces for 490 Edinburgh Road South.

5.4.3.1.29.11 Location of Off-Street Parking
Notwithstanding Section 4.13.2.2, Parking Spaces may be located within 3 metres of any interior Side Lot Line in between individual Building sites and may be located within 3 metres of any window to a Habitable Room.
5.4.3.1.30 **R.4A-30**
As shown on Defined Area Map Number 42 of Schedule "A" of this *By-law*.

5.4.3.1.30.1 Permitted *Uses*
In accordance with the provisions of Section 5.4.1.1 of the R.4A *Zone*, subject to the regulations outlined in Section 5.4.2 of this *By-law*, as amended.

- A *Home for the Aged*, in accordance with the regulations outlined in Section 5.4.2 of this *By-law*, as amended.

- A *Nursing Home* in accordance with the regulations outlined in Section 5.4.2 of this *By-law*, as amended.

5.4.3.31 **R.4A-31**
1498 Gordon Street
As shown on Defined Area Map Number 42 of Schedule "A" of this *By-law*.

5.4.3.31.1 Permitted *Uses*

- *Apartment Building*
- *Nursing Home*
- *Home for the Aged*
- *Cluster Townhouses*
- *Stacked Townhouses*
- *Home Occupation* in accordance with Section 4.19
- *Accessory Uses* in accordance with Section 4.23
- Non-residential *Uses* on the ground floor of an *Apartment Building* or *Nursing Home* or *Home for the Aged* and limited to a *Convenience Store*, *Office*, *Personal Service Establishment*, *Pharmacy* and *Recreation Centre* with a total maximum Leasable *Gross Floor Area* of 300 square metres (3,200 square feet). Free-standing non-residential *Uses* are not permitted.

5.4.3.31.2 Regulations
Notwithstanding the provisions of Section 5.4.2 of *By-law* (1995)–14864, as amended, the following provisions shall apply:

5.4.3.31.2.1 Regulations for *Apartment Building*, *Nursing Home* and *Home for the Aged*:
In accordance with the regulations contained within Section 5.4.2.

5.4.3.31.2.2 Regulations for *Cluster* and *Stacked Townhouses*:
In accordance with the regulations contained within Section 5.3.2.
5.4.3.31.2.3 Regulations for Non-Residential Uses:
In accordance with the regulations contained within Section 5.4.2

Off-street Parking Spaces shall be in accordance with Section 4.13 and Parking Spaces shall be located adjacent to the ground floor non-residential Uses.

19251 5.4.3.31.3 Deleted by By-law (2011)-19251

17375 17557 5.4.3.32 R.4A-32
1691 Gordon Street
As shown on Defined Area Map Number 30 of Schedule “A” of this By-law.

5.4.3.32.1 Permitted Uses
• Home for the Aged
• Nursing Home
• Accessory Uses in accordance with Section 4.23.

5.4.3.32.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.4.2 and Table 5.4.2 (Residential Apartment Regulations) of Zoning By-law (1995)–14864, as amended, with the following exceptions:

5.4.3.32.2.1 Maximum Building Height
Notwithstanding Row 10 of Table 5.4.2, the maximum Building Height shall be 3 Storeys.

5.4.3.32.2.1 Off-Street Parking
Notwithstanding Row 14 of Table 5.4.2 and Section 4.13.2.2, off-Street parking may be permitted in the Front Yard provided that no Parking Space is located within 3 metres of any Lot Line.

18287 5.4.3.31.33 R.4A-33
500 Victoria Road North
As shown on Defined Area Map Number 43 of Schedule “A” of this By-law.

5.4.3.31.33.1 Permitted Uses
• Apartment Building
• Retirement Residential Facility providing accommodation in the form of suites, rooms and Dwelling Units within an Apartment Building form and a semi-detached Building form.
• Nursing Home
• Home for the Aged
• Maisonette
- **Accessory Uses** in accordance with Section 4.23
- **Home Occupation** in accordance with Section 4.19.

5.4.3.133.2 Regulations
In accordance with the provisions of Section 5.4.2 of this *By-law*, as amended, with the following exceptions and additions:

5.4.3.133.2.1 Maximum **Building Height**
Notwithstanding the provisions of Table 5.4.2, Row 10, the maximum **Building Height** shall be 3 **Storeys**.

5.4.3.133.2.2 Minimum **Rear Yard**
Notwithstanding the provisions of Table 5.4.2 Row 9 and Section 4.5.1.2, the minimum **Rear Yard** shall be 7.5 metres for all **Buildings** and **Structures**.

5.4.3.133.2.3 Minimum Distance between **Buildings**
Notwithstanding the provisions of Section 5.4.2.2, the minimum distance between **Buildings** shall be 9 metres.

18657 19029 5.4.3.134 R.4A-34
As shown on Defined Area Map Number 75 of Schedule “A” of this *By-law*.

5.4.3.134.1 Permitted **Uses**
In accordance with the provisions of Section 5.4.1.1 of Zoning *By-law* (1995) – 14864, as amended, with the following addition:

- **Religious Establishment**

5.4.3.134.2 Regulations for a **Religious Establishment**
In accordance with the provisions of Section 5.4.2 of Zoning *By-law* (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.134.2.1 Maximum **Building Height**
Notwithstanding the provisions of Table 5.4.2, Row 10, the maximum **Building Height** shall be 11.5 metres.

5.4.3.134.2.2 Minimum **Buffer Strip**
Notwithstanding the provisions of Table 5.4.2, Row 15, the minimum **Buffer Strip** along the westerly **Lot Line** shall be 7 metres wide.

5.4.3.134.2.3 Maximum **Gross Floor Area**
The maximum **Gross Floor Area** shall be 2000 square metres.
5.4.3.1.34.3 Regulations for a **Nursing Home**
In accordance with the provisions of Section 5.4.2 of this *By-law*, as amended, with the following exceptions and additions:

5.4.3.1.34.3.1 Maximum Density
Notwithstanding the provisions of Table 5.4.2, Row 5, the maximum density shall be 192 beds and the minimum density shall be 160 beds.

5.4.3.1.34.3.2 Maximum **Building Height**
Notwithstanding the provisions of Table 5.4.2, Row 10, the maximum **Building Height** shall be 3 **Storeys**.

5.4.3.1.34.3.3 Minimum **Common Amenity Area**
Notwithstanding the provisions of Table 5.4.2, Row 12, the minimum **Common Amenity Area** provided shall be 3500 square metres.

5.4.3.1.34.3.4 Accessory **Buildings** or **Structures**
Notwithstanding the provisions of Table 5.4.2, Row 16, the maximum height of the garbage **Structure** shall be 5.5 metres.

5.4.3.1.35 **R.4A-35**
2 Clough Crescent
As shown on Defined Area Map Number 75 of Schedule “A” of this *By-law*.

5.4.3.1.35.1 Permitted **Uses**
In accordance with the **Uses** permitted by Section 5.4.1.1. (General Apartment) **Zone**

5.4.3.1.35.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.4.2 and Table 5.4.2 (General Apartment R.4A **Zone** Regulations) of Zoning *By-law* (1995)-14864, as amended, with the following additions and exceptions:

5.4.3.1.35.2.1 Required Number of Units
50

5.4.3.1.35.2.2 Minimum **Rear Yard**
6 metres

5.4.3.1.35.2.3 Maximum Height
4 **Storeys**
5.4.3.1.35.2.4  **Common Amenity Area**
Despite Section 5.4.2.4.3, a **Common Amenity Area** may be provided in the **Front Yard** or **Exterior Side Yard**

5.4.3.1.35.2.5  **Underground Parking**
A minimum of 50% of the required parking shall be provided underground

5.4.3.1.35.2.6  **Maximum Exterior Side Yard Setback** (Build-to Line)
A minimum of 90% of the **Apartment Building** face shall be located at a maximum **Exterior Side Yard Setback** of 6 metres from Arkell Road

5.4.3.1.35.2.7  **Buffer Strips**
A minimum 3 metre **Buffer Strip** shall be provided along the southerly and easterly boundary of the site.

5.4.3.1.36  **R.4A-36 (H25)**
Silvercreek Parkway South
As shown on Defined Area Map Number 15

5.4.3.1.36.1  **Permitted Uses**
In accordance with Section 5.4.1.1 of Zoning **By-law** (1955)-14864, except that the following **Use** shall not be permitted:

- **Maisonette**

5.4.3.1.36.2  **Regulations**
In accordance with Section 5.4.2 and Table 5.4.2 with the following exceptions:

5.4.3.1.36.2.1  **Minimum Density**
175 units/ha (70 units/ac.)

5.4.3.1.36.2.2  **Maximum Building Height**
8 **Storeys**, except within 30 metres of south property line where a maximum height of 4 **Storeys** shall apply.

5.4.3.1.36.2.3  **Minimum Building Height**
3 **Storeys**

5.4.3.1.36.2.4  **Maximum Front and Exterior Side Yard** (Build-to Line)
Despite the provisions of Table 5.4.2:

   a) **Buildings** adjacent to Silvercreek Parkway shall be set back a minimum of 3.0 metres and a maximum of 6.0 metres from Silvercreek Parkway
b) **Buildings** adjacent to the local public road located in the area between Silvercreek Parkway and Howitt Creek shall be set back a minimum of 2.0 metres and a maximum of 6.0 metres from that local road allowance.

c) **Buildings** developed within 30 metres of the Neighbourhood Park (P.2) **Zone** east of Silvercreek Parkway shall be set back a minimum of 2.0 metres and a maximum of 4.5 metres from the limits of that P.2 **Zone**.

5.4.3.1.36.2.5 Minimum **Rear Yard**
6 metres

5.4.3.1.36.2.6 Minimum **Setback** from the Railway Property Line
15 metres

5.4.3.1.36.2.7 Severability Provision
The provisions of this **By-law** shall continue to apply collectively to the whole of the lands identified on Schedule “A” as R.4-36 (H25), despite any future severance, partition or division for any purpose.

19061 19751 5.4.3.1.37 **R.4A-37**
1291 Gordon Street
As shown on Defined Map Number 32 of Schedule “A” of this **By-law**.

5.4.3.1.37.1 Permitted **Uses**
In accordance with the provisions of Section 5.4.1.1 of Zoning **By-law** (1995)-14864, as amended.

5.4.3.1.37.2 Regulations
In accordance with the provisions of Section 5.4.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.1.37.2.1 Minimum **Front Yard Setback**
Notwithstanding the provisions of Table 5.4.2, Row 6, the minimum **Front Yard Setback** shall be 3.0 metres.

5.4.3.1.37.2.2 Maximum **Front Yard Setback**
Notwithstanding the provisions of Table 5.4.2, Row 6, the maximum **Front Yard Setback** shall be 6.0 metres.

5.4.3.1.37.2.3 Minimum **Side Yard**
Notwithstanding the provisions of Table 5.4.2, Row 8, the minimum southerly **Side Yard** shall be 7.0 metres.
5.4.3.1.37.2.4 Minimum **Rear Yard**
Notwithstanding the provisions of Table 5.4.2, Row 9, the minimum **Rear Yard** shall be 7.0 metres.

5.4.3.1.37.2.5 Maximum **Building Height**
Notwithstanding the provisions of Table 5.4.2, Row 10, the maximum **Building Height** shall be 7 Storeys with 6 Storeys visible from Gordon Street.

5.4.3.1.37.2.6 **Floor Space Index**
Notwithstanding the provisions of Table 5.4.2, Row 18, the **Floor Space Index** shall be 1.7.

19751 5.4.3.1.37.3 Deleted by By-law (2014)-19751

19137 5.4.3.1.38 **R.4A-38**
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

5.4.3.1.38.1 Permitted **Uses**
In accordance with Section 5.4.1.1 of Zoning **By-law** (1995)-14864, as amended, with the following additional permitted **Use**:

(a) Any **Use** permitted in Section 5.3.1.1.

5.4.3.1.38.2 Regulations
For all **Uses** permitted in Section 5.4.1.1, the regulations in Section 5.4.2 shall apply.

For all **Uses** permitted in Section 5.3.1.1, the regulations in Section 5.3.2 shall apply.

5.4.3.1.38.2.1 Minimum ** Dwelling Units**
A minimum of 168 **Dwelling Units** shall be constructed in this **Zone**.

19137 20066 5.4.3.1.39 **R.4A-39**
1159 Victoria Road South
As shown on Defined Area Map Number 74 of Schedule “A” of this **By-law**.

5.4.3.1.39.1 Permitted **Uses**
In accordance with Section 5.4.1.1 of Zoning **By-law** (1995)-14864, as amended, with the following additional permitted **Uses**:
- **Uses** permitted by Section 5.3.1.1 of *By-law* Number (1995)-14864
- **On-Street Townhouse**
- **Back-to-Back Townhouse**
- **Rear Access On-Street Townhouse**

The following definitions shall apply in the R.4A-39 **Zone**:

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

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

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

**5.4.3.1.39.2 Regulations**

For all *Uses* permitted in Section 5.4.1.1, the regulations in Section 5.4.2 shall apply and for all *Uses* permitted in 5.4.3.1.39.1, the regulations in Section 5.3.2 of the *By-law* shall apply, with the following exceptions and additions:

**5.4.3.1.39.2.1 Maximum Number of *Dwelling Units***

A maximum of 98 *Dwelling Units* shall be permitted in this **Zone**.

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

**5.4.3.1.39.2.3 Maximum *Building Height***

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

**5.4.3.1.39.2.4 Minimum Common Amenity Area***

Despite Table 5.3.2, Row 11 and Section 5.3.2.4, the minimum *Common Amenity Area* shall be 660m² for the block.

**5.4.3.1.39.2.5 Minimum *Landscaped Open Space***

Despite Table 5.3.2, Row 13, the minimum *Landscaped Open Space* shall be 30%.
5.4.3.1.39.2.6  **Buffer Strip**
Despite Table 5.3.2, Row 14, a **Buffer Strip** is not required.

5.4.3.1.39.2.7  **Off-Street Parking**
Despite Table 5.3.2, Row 16 and Section 4.13.4.3 and Section 4.13.6, a minimum of 1 **Parking Space** per unit shall be provided and a minimum of 13 visitor **Parking Spaces** shall be provided, which includes 2 Designated Accessible **Parking Spaces**.

5.4.3.1.39.2.8  **Location and Minimum Setback to Parking Space and Minimum Driveway/Parking Area Location**
Section 4.13.2.2 shall not apply.

5.4.3.1.39.2.9  **Maximum Density of Site**
Despite Table 5.3.2, Row 20 and Section 5.3.2.6, the maximum density of site shall be 54 units per hectare.

5.4.3.1.39.2.10  **Angular Planes**
Section 4.16 shall not apply.

5.4.3.1.39.2.11  **Severability Provision**
The provisions of this By-law shall continue to apply collectively to the whole of the lands identified as R.4A-39, despite any future severance, partition or division for any purpose.

5.4.3.1.39.2.12  In addition to the regulations outlined in Section 5.4.3.1.39.2 and regulations outlined in Section 5.3.2 of the By-law, the following exceptions and additions are applicable to **On-Street Townhouses**:

5.4.3.1.39.2.13  **Minimum Lot Area Per Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** shall be 130 m².

5.4.3.1.39.2.14  **Minimum Front Yard**
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 4.7 metres to a **Dwelling Unit** face, 6 metres to the front wall of the **Garage** and 3.2 metres to an unenclosed **Porch**.

5.4.3.1.39.2.15  Minimum **Exterior Side Yard** (abutting a public **Street**)
Despite Table 5.3.2 Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 2.5 metres to a **Dwelling Unit** face and 1.5 metres to an unenclosed **Porch**.

5.4.3.1.39.2.16  Minimum **Exterior Side Yard** (abutting a private **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7,
the minimum **Exterior Side Yard** shall be 2.3 metres to a **Dwelling Unit** face.

5.4.3.1.39.2.17 Minimum **Side Yard**
Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum **Side Yard** shall be 1.5 metres.

5.4.3.1.39.2.18 Minimum **Rear Yard**
Despite Table 5.3.2, Row 7 and Section 5.3.2.2, the minimum **Rear Yard** shall be 4.1 metres when abutting a park or Stormwater Management Facility, 3.0 metres to an unenclosed **Porch** abutting a park or Stormwater Management Facility, and 9.0 metres in all other situations.

5.4.3.1.39.2.19 Maximum **Building Coverage (% of Lot Area)**
Despite Table 5.3.2, Row 8, the maximum **Building Coverage** shall be 60%.

5.4.3.1.39.2.20 Maximum Number of **Dwelling Units** in a Row
Despite Table 5.3.2, Row 18, the maximum number of **Dwelling Units** in a row shall be 8.

5.4.3.1.39.2.21 Minimum **Private Amenity Area**
Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum **Private Amenity Area** shall be 15 m² when abutting a park and shall be 23 m² in all other situations.

5.4.3.1.39.2.22 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Section 5.3.2.3 shall not apply.

5.4.3.1.39.2.23 Storm Gallery Protection
No **Building, Structures** or **Swimming Pools** (excluding **Fences**) shall be located or constructed within 3.0 metres of the retaining wall located in the **Rear Yard** in this **Zone**, if an underground infiltration storm gallery exists in order to protect the underground infiltration storm gallery.

5.4.3.1.39.2.24 In addition to the regulations outlined in Section 5.4.3.1.39.2 and regulations outlined in Section 5.3.2 of the **By-law**, the following exceptions and additions are applicable to **Back-to-Back Townhouses**:

5.4.3.1.39.2.25 Minimum **Lot Area Per Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area per Dwelling Unit** shall be 75 m².
5.4.3.1.39.2.26 Minimum **Front Yard** (abutting a private **Street**) Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 4.5 metres to a **Dwelling Unit** face, 3.8 metres to a **Dwelling Unit** face on a **Corner Lot**, 6 metres to the front wall of the **Garage** and 2.4 metres to an unenclosed **Porch** and 2.0 metres to an unenclosed **Porch** on a **Corner Lot**.

5.4.3.1.39.2.27 Minimum **Exterior Side Yard** (abutting a public **Street**) Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 4.4 metres to a **Dwelling Unit** face and 4.4 metres to an unenclosed **Porch**.

5.4.3.1.39.2.28 Minimum **Exterior Side Yard** (abutting a private **Street**) Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 5.0 metres to a **Dwelling Unit** face and 4.4 metres to an unenclosed **Porch**.

5.4.3.1.39.2.29 Minimum **Side Yard** Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum **Side Yard** shall be 2.3 metres.

5.4.3.1.39.2.30 Minimum **Rear Yard** Despite Table 5.3.2, Row 7 and Section 5.3.2.2, the minimum **Rear Yard** shall be 0 metres.

5.4.3.1.39.2.31 Maximum **Building Coverage** (% of **Lot Area**) Despite Table 5.3.2, Row 8, a maximum **Building Coverage** shall not apply.

5.4.3.1.39.2.32 Maximum Number of **Dwelling Units** in a Block Despite Table 5.3.2, Row 18, the maximum number of **Dwelling Units** in a block shall be 14.

5.4.3.1.39.2.33 Minimum **Private Amenity Area** Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum **Private Amenity Area** shall be 4.0 m² and can be provided in the **Front Yard** on an unenclosed **Porch** or **Balcony** with no privacy screen.

5.4.3.1.39.2.34 Minimum distance Between **Buildings** and **Private Amenity Areas** Section 5.3.2.3 shall not apply.

5.4.3.1.39.2.35 In addition to the regulations outlined in Section 5.3.3.4.44.2 and regulations outlined in Section 5.3.2 of the **By-law**, the following exceptions and additions are applicable to **Rear-Access On-Street Townhouses**:
5.4.3.1.39.2.36 Minimum **Lot Area** Per **Dwelling Unit**
Despite Table 5.3.2, Row 3, the minimum **Lot Area** per **Dwelling Unit** shall be 115m².

5.4.3.1.39.2.37 Minimum **Front Yard** (abutting a public **Street**)
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 2.0 metres to a **Dwelling Unit** face and 0.8 metres to an unenclosed **Porch**.

5.4.3.1.39.2.38 Minimum **Front Yard** (abutting a private **Street**)
Despite Table 5.3.2, Row 5 and Sections 4.24 and 5.3.2.7, the minimum **Front Yard** shall be 5.0 metres to a **Dwelling Unit** face, 6 metres to the front wall of the **Garage** and 3.25 metres to an unenclosed **Porch**.

5.4.3.1.39.2.39 Minimum **Exterior Side Yard** (abutting a private **Street**)
Despite Table 5.3.2, Row 5a and Sections 4.24, 4.28 and 5.3.2.7, the minimum **Exterior Side Yard** shall be 1.5 metres to a **Dwelling Unit** face and 1.5 metres to an unenclosed **Porch**.

5.4.3.1.39.2.40 Minimum **Side Yard**
Despite Table 5.3.2, Row 6 and Section 5.3.2.2, the minimum **Side Yard** shall be 1.5 metres.

5.4.3.1.39.2.42 Maximum Number of **Dwelling Units** in a Row
Despite Table 5.3.2, Row 18, the maximum number of **Dwelling Units** in a row shall be 8.

5.4.3.1.39.2.43 Minimum **Private Amenity Area**
Despite Table 5.3.2, Row 12 and Section 5.3.2.5, the minimum **Private Amenity Area** shall be 12 m² and can be provided in the **Front Yard** on an unenclosed **Porch** or **Balcony** with no privacy screen.

5.4.3.1.39.2.44 Minimum Distance Between **Buildings** and **Private Amenity Areas**
Section 5.3.2.3 shall not apply.

5.4.3.1.40 **R.4A-40**
As shown on Defined Area Map Number 55 of Schedule “A” of this **By-law**.

5.4.3.1.40.1 Regulations
In accordance with the provisions of Section 5.4.1 of **By-law** number (1995)-14864, as amended, with the following exceptions:
### Minimum Residential Density
- 90 units per hectare

### Maximum Residential Density
- 100 units per hectare

#### R.4A-41
781-783 Wellington Street West
As shown on Defined Area Map 5 of Schedule “A” of this By-law.

#### Permitted Uses
In accordance with the provisions of Section 5.4.1.1 of Zoning By-law (1195)-14864, as amended.

#### Regulations
In accordance with the provisions of Section 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

1. **Maximum Building Height**
   - Notwithstanding the provisions of Table 5.4.2, Row 10, the maximum Building Height shall be 4 Storeys and in accordance with Section 4.18.

2. **Parking Space Dimensions**
   - Notwithstanding the provisions of Section 4.13.3.2.3, the minimum exterior Parking Space dimensions for an Apartment Building shall be:
     - 2.5 metres by 5.5 metres for a maximum of 3 Parking Spaces
     - 2.6 metres by 5.5 metres for a maximum of 14 Parking Spaces
     - 2.7 metres by 5.5 metres for a maximum of 5 Parking Spaces

3. **Off-Street Parking Location**
   - Notwithstanding the provisions of Section 4.13.2.2.1, a maximum of 6 Parking Spaces, or parts thereof, may be located within the required Front Yard and Exterior Side Yard.

   In addition to Section 4.13.2.2.2, the minimum distance required between a surface Driveway and any window of a Habitable Room which is not part of a Dwelling Unit shall be 1.4 metres and the minimum distance required between a surface Parking Area and a Building entrance for an Apartment Building shall be 2.4 metres.
5.4.3.1.42.1 Regulations
In accordance with Section 5.4.2 and Table 5.4.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.4.3.1.42.1.1 Minimum Residential Density
120 units per hectare

5.4.3.1.42.1.2 Maximum Residential Density
150 units per hectare

5.4.3.1.42.1.3 Minimum Setback from Gordon Street
6 metres

5.4.3.1.42.1.4 Maximum Setback from Gordon Street
7.5 metres

5.4.3.1.42.1.5 Maximum Building Height
4 Storeys

5.4.3.1.42.1.6 Minimum Side Yard
5 metres

5.4.3.1.43 R.4A-43
As shown on Defined Area Map Number 30 of Schedule “A” of this By-law.

5.4.3.1.43.1 Regulations
In accordance with Section 5.4.2 and Table 5.4.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.4.3.1.43.1.1 Minimum Residential Density
120 units per hectare

5.4.3.1.43.1.2 Maximum Residential Density
150 units per hectare

5.4.3.1.43.1.3 Minimum Setback from Gordon Street
6 metres

5.4.3.1.43.1.4 Maximum Setback from Gordon Street
7.5 metres

5.4.3.1.43.1.5 Maximum Building Height
4 Storeys

5.4.3.1.43.1.6 Minimum Side Yard
5 metres

5.4.3.1.44 R.4A-44
1274, 1280 and 1288 Gordon Street
As shown on Defined Area Map 41 of Schedule “A” of this By-law.
5.4.3.1.44.1 Permitted Uses

- **Apartment Building**
- **Accessory Uses** in accordance with Section 4.23
- **Home Occupation** in accordance with Section 4.19

5.4.3.1.44.2 Regulations

In accordance with Section 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions:

5.4.3.1.44.2.1 Minimum Side Yard

Despite Table 5.4.2, Row 8, the minimum Side Yard at the north property line shall be 7.5 metres and the minimum Side Yard at the south property line shall be 13 metres.

5.4.3.1.44.2.2 Floor Space Index

Despite Table 5.4.2, Row 18, the maximum Floor Space Index shall be 1.22.

5.4.3.1.45 R.4A-45

As shown on Defined Area Map Number 73 of Schedule “A” of this By-law.

5.4.3.1.45.1 Regulations

In accordance with the provisions of Section 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following addition:

5.4.3.1.45.1.1 Minimum and Maximum Density

Notwithstanding the provisions of Table 5.4.2, Row 5, the minimum density shall be 90 units per hectare and the maximum density shall be 100 units per hectare.

5.4.3.1.46 R.4A-46

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

5.4.3.1.46.1 Regulations

In accordance with Section 5.4.2 and Table 5.4.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.4.3.1.46.1.1 Minimum Residential Density

120 units per hectare
5.4.3.1.46.1.2  Maximum Residential Density
150 units per hectare

5.4.3.1.46.1.3  Minimum Front Yard
4.5 metres

5.4.3.1.46.1.4  Minimum Rear Yard
7.5 metres

5.4.3.1.46.1.5  Maximum Building Height
4 Storeys

5.4.3.1.47  R.4A-47
1820 Gordon Street
As shown on Defined Area Map 73 of Schedule “A” of this By-law.

5.4.3.1.47.1  Permitted Uses
All Uses outlined in Sections 5.3.1.1 and 5.4.1.1 of the By-law.

5.4.3.1.47.2  Regulations
All regulations in Section 5.3.2 of the By-law shall apply to the Uses outlined in Section 5.3.1.1 and all regulations in Sections 5.4.2 of the By-law shall apply to the Uses outlined in Section 5.4.1.1, with the following addition:

5.4.3.1.47.2.1  Cohesive Townhouse Development
Should the lands in the R.3A-56 Zone and the R.4A-47 Zone be developed jointly as one cohesive townhouse development for Uses outlined in Section 5.3.1.1 of the By-law, Setbacks shall not be required in relation to any internal Lot Lines and the two Zones shall be treated as one property.

5.4.3.1.48  R.4A-48
As shown on Defined Area Map 57 of Schedule “A” of this By-law.

5.4.3.1.48.1  Permitted Uses
- Apartment Building
- Nursing Home
- Home for the Aged
- Retirement Residential Facility
- Maisonette dwelling
- Stacked Townhouse
- Multiple Attached Dwelling Unit
- Cluster Townhouse
- Home Occupation in accordance with Section 4.19
- Accessory Use in accordance with Section 4.23
5.4.3.1.48.2 **Regulations**
In accordance with Section 5.4.2 and Table 5.4.2 of *By-law* Number (1995)-14864, as amended, with the following exceptions:

5.4.3.1.48.2.1 Maximum **Building Height**
4 storeys

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

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

5.4.3.1.49 **R.4A-49**
635 Woodlawn Road East
As shown on Defined Area Map Number 49 of Schedule “A” of this *By-law*.

5.4.3.1.49.1 **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.4.1.1 of *By-law* Number (1995)-14864, as amended.

5.4.3.1.49.2 **Regulations**
In accordance with Section 5.4.2 of the *By-law*, with the following exceptions and additions:

5.4.3.1.49.2.1 Minimum **Front Yard**
Despite Table 5.4.2, Row 6, and Section 4.24 the minimum **Front Yard** shall be 4 metres.

5.4.3.1.49.2.2 Minimum **Side Yard**
Despite Table 5.4.2, Row 8, and Section 5.4.2.1, the minimum **Side Yard** shall be 4 metres.
5.4.3.1.49.2.3 Minimum Rear Yard
Despite Table 5.4.2, Row 9, the minimum Rear Yard shall be 1 metre.

20145 5.4.3.1.50 R.4A-50
171 Kortright Road West
As shown on Defined Area Map 28 of Schedule “A” of this By-law.

5.4.3.1.50.1 Definitions
The following definitions shall apply in the R.4A-50 Zone:

“Angular Plane From a Lot Line” means an imaginary inclined plane, rising over a Lot, drawn at a specified angle from the average horizontal finished grade along the specified Lot Line, which together with other Building requirements and Lot size requirements, delineates the maximum bulk and Building Height.

“Bedroom” means a room or area in a Dwelling Unit used, designed, equipped and intended for sleeping purposes.

5.4.3.1.50.2 Regulations
In accordance with the provisions of Section 4 (General Provisions), Section 5.4 and Table 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.1.50.2.1 Minimum Common Amenity Area
Despite Table 5.4.2, Row 12, and Section 5.4.2.4.1, the minimum Common Amenity Area shall be 20 m² per Dwelling Unit, and be aggregated into areas of not less than 50 m².

5.4.3.1.50.2.2 Minimum Private Amenity Area
The minimum Private Amenity Area shall be 5.5 m² per Dwelling Unit.

5.4.3.1.50.2.3 Minimum Landscaped Open Space
Despite Table 5.4.2, Row 13, the minimum Landscaped Open Space shall be 37%.

5.4.3.1.50.2.4 Minimum Buffer Strip
In addition to the requirements in Table 5.4.2, Row 15, the minimum Buffer Strip width from the interior Side Lot Line shall be 3 metres.

5.4.3.1.50.2.5 Bedrooms
Dwelling Units in an Apartment Building shall not contain more than 2 Bedrooms.

5.4.3.1.50.2.5.1 Further to the maximum number of Bedrooms per Dwelling Unit in Section 5.4.3.1.50.2.5, a minimum 25% of the Dwelling
Units in an Apartment Building shall have a maximum of 1 Bedroom.

5.4.3.1.50.2.6 Maximum Building Height
Despite Table 5.4.2, Row 10, the maximum Building Height shall be 5 Storeys, except for those portions of the building described in Section 5.4.3.1.50.2.6.1 below.

5.4.3.1.50.2.6.1 Further to the maximum Building Height in Section 5.4.3.1.50.2.6, the maximum Building Height shall not exceed 4 Storeys for a length measured at a minimum 7.5 metres inward from the Building edges on both the eastern and northern ends of the Building.

5.4.3.1.50.2.7 Angular Plane from the Lot Line
In addition to the provisions of Section 4.16, and notwithstanding Section 5.4.3.1.50.2.6, Building Height shall not exceed a 30 degree Angular Plane projected from the interior Side Lot Line.

5.4.3.1.50.2.7.1 Further to the Angular Plane from the interior Side Lot Line in Section 5.4.3.1.50.2.7, the Building Height shall not exceed a 30 degree Angular Plane from the Rear Lot Line.

5.4.3.1.50.2.8 Floor Space Index (F.S.I)
Despite Table 5.4.2, Row 18, the maximum Floor Space Index shall be 1.15.

5.4.3.1.50.2.8.1 Further to the maximum Floor Space Index, in Section 5.4.3.1.50.2.8, the maximum Gross Floor Area shall be 9,250 m², and shall not include the mechanical penthouse.

5.4.3.1.51 R.4A-51
1229 Victoria Rd S
As shown on Defined Area Map 75 of Schedule “A” of this By-law.

5.4.3.1.51.1 Permitted Uses
All Uses outlined in Section 5.4.1.1 of this By-law.

5.4.3.1.51.2 Regulations
In accordance with the provisions of Section 4 (General Provisions), Section 5.4.2 and Table 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.1.51.2.1 Minimum Rear Yard
Despite Table 5.4.2, Row 9 of this By-law, the minimum Rear Yard
shall be 7.5 metres, whereas the Zoning *By-law* requires a minimum 
*Rear Yard* of 21.52 metres.

5.4.3.1.51.2.2  *Parking Area Setback*
Despite Section 4.13.2.2 of this *By-law*, every *Parking Space* shall be 
located in the *Side* or *Rear Yard* provided that no *Parking Space* is 
located within 1 metre of any *Lot Line*, whereas the Zoning *By-law* 
requires no *Parking Space* to be located within 3 metres of any *Lot 
Line*.

5.4.3.1.51.2.3  *Frontage on a Street*
Despite Section 4.1 of this *By-law*, access from a *Building* to a public 
*Street* may be provided by way of a private *Street*.

5.4.3.1.52  *R.4A-52*
98 Farley Drive
As shown on Defined Area Map Number 42 of Schedule “A” of this *By-
law*.

5.4.3.1.52.1  *Permitted Uses*
In accordance with the *Uses* permitted by Section 5.4.1.1 of *By-
law* Number (1995)-14864, as amended.

5.4.3.1.52.2  *Regulations*
In accordance with Section 4 and Section 5.4.2 of the *By-law*, with the 
following exceptions:

5.4.3.1.52.2.1  *Maximum Density*
Despite Table 5.4.2, Row 5, the maximum density shall be 105 units 
per hectare.

5.4.3.1.52.2.2  *Minimum Side Yard*
Despite Table 5.4.2, Row 7, the minimum *Side Yard* (north side) 
shall be 5.5 metres.

5.4.3.1.52.2.3  *Minimum Front Yard* 
Despite Table 5.4.2, Row 9, the minimum *Front Yard* on Farley 
Drive shall be 4.5 metres.

5.4.3.1.52.2.4  *Maximum Building Height*
Despite Table 5.4.2, Row 10, the maximum *Building Height* 
permitted shall be 6 *Storeys*, in accordance with Sections 4.16 and 
4.18.
5.4.3.1.52.2.5 Minimum **Common Amenity Area**
Despite Table 5.4.2, Row 12 and Section 5.4.2.1, the minimum **Common Amenity Area** shall be 1530 square metres.

5.4.3.1.52.2.5.1 Notwithstanding Section 5.4.2.4.3, a portion of the **Common Amenity Area** may be permitted in the **Front Yard** along Gordon Street.

5.4.3.1.52.2.6 Angular Plane

5.4.3.1.52.2.6.1 Despite Section 4.16.2, the **Angular Plane from a River or Park** shall be 75 degrees.

5.4.3.1.52.2.6.2 Despite Section 4.16.2, the **Angular Plane from the Street** shall be 50 degrees to Farley Drive.

5.4.3.1.53 R.4A-53
120 & 122 Huron Street
As shown on Defined Area Map Number 46 of Schedule “A” of this **By-law**.

5.4.3.1.53.1 Permitted Uses
In accordance with the **Uses** permitted by Section 5.4.1.1 of **By-law** Number (1995)-14864, as amended.

5.4.3.1.53.2 Regulations
In accordance with Section 4 and Section 5.4.2 of the **By-law**, with the following exceptions:

5.4.3.1.53.2.1 Minimum **Exterior Side Yard**
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum **Exterior Side Yard** on Alice Street shall be 2.0 metres.

5.4.3.1.53.2.2 Off-Street Parking
Despite 4.13 and Table 5.4.2 Row 14, parking shall be permitted to be located a minimum of 0.6 metres from the **Exterior Side Lot Line** (Alice Street) and 0 metres from the rear and interior side lot lines.

5.4.3.1.53.2.3 **Common Amenity Area**

5.4.3.1.53.2.3.1 Despite Section 5.4.2.4 and Table 5.4.2, Row 12, the minimum **Common Amenity Area** shall be 1470 square metres.
5.4.3.1.53.2.3.2  Despite Section 5.4.2.4 and Table 5.4.2, **Common Amenity Area** shall be permitted in the Front Yard.

5.4.3.1.53.2.4  **Buffer Strip**
Despite Table 5.4.2, Row 15, a **Buffer Strip** will not be required along the **Interior Side Lot Line**.

5.4.3.1.53.2.5  **Angular Plane**
Despite Section 4.16.2, the **Angular Plane from the Street** shall be 66 degrees from Alice Street.

5.4.3.1.54  **R.4A-54**
1533-1557 Gordon Street and 34 Lowes Road West
As shown on Defined Area Map Numbers 30 and 42 of Schedule “A” of this **By-law**.

5.4.3.1.54.1  **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.4.1.1 of this **By-law**.

5.4.3.1.54.2  **Regulations**
In accordance with the provisions of Section 4 (General Provisions), Section 5.4.2 and Table 5.4.2 (Apartments) of the **By-law** with the following exceptions and additions:

5.4.3.1.54.2.1  **Minimum Rear Yard**
Despite Table 5.4.2, Row 9, the minimum **Rear Yard** shall be 18.6 metres.

5.4.3.1.54.2.2  **Minimum Common Amenity Area**
Despite Table 5.4.2, Row 12, and Section 5.4.2.4.1, the minimum **Common Amenity Area** provided shall be 1,340 m².

5.4.3.1.54.2.3  **Fences**
Despite Table 5.4.2, Row 19 and Section 4.20, a **Fence** located in the **Front Yard** shall not exceed 1.8 metres in height, provided it is not within 30 metres from the Gordon Street **Lot Line**, measured parallel to the Lowes Road West **Front Lot Line**.
5.4.3.2 Restricted Defined R.4B Areas – Specialized R.4B Zones

5.4.3.2.1 R.4B-1
681 Woolwich St.
As shown on Defined Area Map Number 33 of Schedule “A” of this By-law.

5.4.3.2.1.1 Permitted Uses

5.4.3.2.1.1.1 Residential Units:

- Apartment Building containing a maximum of 140 Dwelling Units designed for seniors’ lifestyle
- A Building or Use accessory to the foregoing permitted Uses which may include an administrative Office, Laundry room, storage space and nursing station.

5.4.3.2.1.1.2 Non-Residential Units:

- Convenience Store (not to exceed 232.3 m² of floor area)
- Dry Cleaning Outlet
- Financial Establishment
- Office Personal Service Establishment
- Pharmacy
- Seniors’ Recreation Centre (not to exceed 2,415.5 m² of floor area)

5.4.3.2.1.2 Regulations
Despite Section 5.4.2, only the following regulations shall apply in the R.4B-1 Zone:

5.4.3.2.1.2.1 Minimum Lot Frontage
80 metres.

5.4.3.2.1.2.2 Minimum Lot Area
1.1 hectare.

5.4.3.2.1.2.3 Minimum Front Yard
6 metres from the Street Line except that an unenclosed canopy may extend into the Front Yard.

5.4.3.2.1.2.4 Minimum Side Yard
3 metres

5.4.3.2.1.2.5 Minimum Floor Area Per Dwelling Unit
5.4.3.2.1.2.6 Off-Street Parking

5.4.3.2.1.2.6.1 A minimum of 1 Parking Space per Dwelling Unit shall be provided underground.

5.4.3.2.1.2.6.2 A minimum of 100 surface ParkingSpaces shall be provided for the remaining permitted Uses.

5.4.3.2.1.2.6.3 No part of any Parking Area or Driveway shall be located within 3 metres of any Building entrance or any window of a Habitable Room.

5.4.3.2.1.2.6.4 Parking Spaces shall be permitted in the Front Yard, Side Yard and Rear Yard, but in no case within 1.5 metres of the Street Line or any Lot Line.

5.4.3.2.1.2.6.5 Every off-street Parking Space shall have an area of not less than 18.0 m² and dimensions of not less than 3 metres by 6 metres.

5.4.3.2.1.2.7 Off-Street Loading

A minimum of 2 Loading Spaces shall be provided on the site in accordance with Section 4.14.

5.4.3.2.2 R.4B-2

381-383 Edinburgh Rd. S.
As shown on Defined Area Map Number 17 of Schedule “A” of this By-law.

5.4.3.2.2.1 Permitted Uses

One 63 unit, 8 Storey Apartment Building and one 47 unit, 6 Storey Apartment Building.

5.4.3.2.2.2 Regulations

5.4.3.2.2.2.1 Minimum Off-Street Parking

A minimum of 79 off-street Parking Spaces shall be provided for the 63 unit Apartment Building at 381 Edinburgh Rd.

A minimum of 59 off-street Parking Spaces shall be provided for the 47 unit Apartment Building at 383 Edinburgh Rd.
5.4.3.2.3 **R.4B-3**
70 Woodlawn Rd. E.
As shown on Defined Area Map Number 33 of Schedule “A” of this *By-law.*

5.4.3.2.3.1 Permitted *Uses*
- Senior citizen *Apartments* or senior citizen *Townhouses*
- Seniors’ rest home
- Seniors’ *Nursing Home*
- *Apartment Building*
- *Townhouses*
- *Religious Establishment*
- *Accessory Uses* in accordance with Section 4.23.

5.4.3.2.3.2 Regulations

5.4.3.2.3.2.1 Senior Citizen *Apartments,* *Apartments,* *Nursing Home* and Seniors’ Rest Home
All regulations of the R.4B *Zone* as specified in Section 5.4.2 shall apply with the following exceptions:

5.4.3.2.3.2.1.1 Minimum *Front Yard*
15 metres.

5.4.3.2.3.2.1.2 Minimum *Side Yard*
In addition to the provisions of Row 8 of Table 5.4.2, any *Building* or *Structure* built adjacent to the Speed River shall have a minimum easterly *Side Yard* of 1.5 times the total *Building Height*.

5.4.3.2.3.2.1.3 Off-Street Parking
a) Despite Section 4.13.4, the minimum number of *Parking Spaces* shall be in accordance with the following requirements for the *Uses* specified below:

    Senior Citizen *Apartments* – 0.4 *Parking Spaces* per unit. *Nursing Home* or Rest Home – 0.2 *Parking Spaces* per bed.

b) Despite Section 4.13.2, parking may be provided within the required *Side Yards* but not within 3 metres of any *Lot Line*.

5.4.3.2.3.2.1.4 *Buffer Strips*
The *Buffer Strip* in the R.4B-3 *Zone* shall be subject to site plan approval by the *City* of Guelph.
5.4.3.2.3.2.2 Senior Citizen Townhouses and Townhouses
All regulations of the R.3A Zone as specified in Section 5.3.2 shall apply with the following exceptions:

5.4.3.2.3.2.2.1 Off-Street Parking
Despite Section 4.13.4, the minimum number of Parking Spaces for one-bedroom senior citizen Townhouses shall be 0.4 Parking Spaces per Townhouse unit.

5.4.3.2.3.2.2 Buffer Strips
The Buffer Strip in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph.

5.4.3.2.3.2.3 Religious Establishment
All regulations of the I.1 Zone as specified in Section 8.1.2 shall apply with the following exceptions:

5.4.3.2.3.2.3.1 Buffer Strips
The Buffer Strips in the R.4B-3 Zone shall be subject to site plan approval by the City of Guelph.

5.4.3.2.3.2.4 Minimum Rear Yard
14 metres.

5.4.3.2.4 R.4B-4
358-364 Waterloo Ave.
As shown on Defined Area Map Number 15 of Schedule “A” of this By-law.

5.4.3.2.4.1 Permitted Uses
Despite Section 5.4.1.2, permitted Uses in the R.4B-4 Zone shall be limited to the following:

- 2 Apartment Buildings with a maximum of 173 units
- A renovated stone mill, containing recreation facilities ancillary to the Apartment development

5.4.3.2.4.2 Regulations

5.4.3.2.4.2.1 Minimum Lot Frontage
36 metres.

5.4.3.2.4.2.2 Minimum Lot Area
7,100 m².
5.4.3.2.4.2.3 Minimum Floor Area (per *Dwelling Unit*)
Bachelor and one bedroom – 37 m²
Two bedrooms or more – 60.5 m²

5.4.3.2.4.2.4 Minimum *Front Yard*
8.5 metres.

5.4.3.2.4.2.5 Minimum *Exterior Side Yard*
7.6 metres.

5.4.3.2.4.2.6 Minimum *Side Yard*
Parking *Structures* from northeast boundaries – 0.3 metres
Parking *Structures* from southwest boundaries – 9.0 metres
*Apartment Buildings* from northeast boundary – 6.8 metres
*Apartment Buildings* from southwest boundary – 15.0 metres
Mill to southwest boundary – 4.0 metres

5.4.3.2.4.2.7 Minimum *Rear Yard* (to southeasterly boundary)
358 Waterloo Avenue – 87.0 metres
364 Waterloo Avenue – 26.8 metres

5.4.3.2.4.2.8 Minimum Off-Street Parking
For *Apartment* units, in accordance with Section 4.13 except that
parking is to be allowed between a *Building* and the Waterloo
Avenue *Front Yard* and as close as 1 metre to the southeast
boundary and 1.5 metres to the R.1B *Zone*.

5.4.3.2.4.2.9 Minimum Distance Between *Buildings*
In accordance with Section 5.4.2.3, except that the *Building* at 358
Waterloo Avenue may be built as close as 2 metres to the mill
*Building*.

5.4.3.2.4.2.10 *Buffer Strip*
Against P.3 *Zone* – 0.3 metres
Against R.1B *Zone* – 1.5 metres (except where interrupted by a
*Garage Structure* at 358 Waterloo Avenue).

5.4.3.2.5 *R.4B-5*
83, 85 and 87 Neeve St., 60 Wyndham St. S.
As shown on Defined Area Map Number 38 of Schedule “A” of this *By-law*.

5.4.3.2.5.1 Bonus Provision
Despite Row 5 of Table 5.4.2, the maximum density shall be
increased to 174 *Dwelling Units* per hectare where a 9% cash-in-lieu
of parkland dedication is received by the *City*, in addition to a right-of-
way for a public walk and dedication of the river lands.
Floor Space Index (F.S.I)
Despite Row 18 of Table 5.4.2, Floor Space Index shall not apply to the R.4B-5 Zone.

5.4.3.2.5.3 Additional Regulations for 83 Neeve St.

5.4.3.2.5.3.1 Parking Stall Size
Notwithstanding Section 4.13.3.2.2, the minimum parking stall size shall be 2.75 metres by 6 metres.

5.4.3.2.5.3.2 Number of Parking Spaces
Notwithstanding Section 4.13.4.3, a minimum of 8 Parking Spaces shall be provided.

5.4.3.2.5.3.3 Minimum Rear Yard
Notwithstanding Row 9 of Table 5.4.2, the minimum Rear Yard shall be 2.5 metres.

5.4.3.2.5.3.4 Minimum Side Yard
Notwithstanding Row 8 of Table 5.4.2, the minimum Side Yard shall be 1.5 metres.

5.4.3.2.5.3.5 Minimum Common Amenity Area
None required.

5.4.3.2.5.3.6 Minimum Landscaped Open Space
15 %

5.4.3.2.5.3.7 Maximum Number of Units
15

5.4.3.2.5.3.8 Maximum Building Height
Notwithstanding Row 10 of Table 5.4.2, Section 4.16 shall not apply.

5.4.3.2.5.4 Additional Regulations for 85 Neeve St.

5.4.3.2.5.4.1 Parking Stall Size
Notwithstanding Section 4.13.3.2.2, the minimum parking stall size shall be 2.75 metres by 6 metres.

5.4.3.2.5.4.2 Number of Parking Spaces
Notwithstanding Section 4.13.4.3, a minimum of 46 Parking Spaces shall be provided.
5.4.3.2.5.4.3  Minimum Rear Yard
Notwithstanding Row 9 of Table 5.4.2, the minimum Rear Yard shall be 6.5 metres.

5.4.3.2.5.4.4  Underground Parking Area
Notwithstanding Section 4.13.3.4.2, the underground Garage shall be Setback 0 metres from the northerly and easterly Lot Lines.

5.4.3.2.5.4.5  Minimum Side Yard
Notwithstanding Row 8 of Table 5.4.2, the minimum Side Yard Setbacks shall be 5 metres for the northerly and easterly Side Yard.

5.4.3.2.5.4.6  Parking Stall Location
Notwithstanding Section 4.13.2.2, surface parking is permitted to locate in all required Yards up to the Lot Line.

5.4.3.2.5.4.7  Maximum Number of Units
68

5.4.3.2.5.5  Additional Regulations for 87 Neeve St.

5.4.3.2.5.5.1  Parking Stall Size
Notwithstanding Section 4.13.3.2.2, the minimum parking stall size shall be 2.75 metres by 6 metres.

5.4.3.2.5.5.2  Parking Stall Location
Notwithstanding Section 4.13.2.2, surface parking is permitted to locate in the required Side Yard up to the Lot Line.

5.4.3.2.5.5.3  Side Yard Setbacks
Notwithstanding Row 8 of Table 5.4.2, the minimum Side Yard Setbacks shall be:
- 4 metres for the westerly Side Yard; and
- 12 metres for the easterly Side Yard.

5.4.3.2.5.5.4  Underground Parking Area
i) Notwithstanding Section 4.13.3.4.2, the underground Garage shall be Setback 0 metres from the Side Lot Line.
ii) Notwithstanding Section 4.13.3.4.2, the underground Garage shall be permitted to locate in the Front Yard from Neeve Street up to 3 metres from the Lot Line.

5.4.3.2.5.5.5  Accessory Structures (Colonnade)
Notwithstanding Section 4.5.1, an accessory Building or Structure may be located in a required Yard up to 2 metres from a Lot Line.
5.4.3.2.5.5.6  Maximum Number of Units
114

5.4.3.2.5.5.7  Maximum Building Height
Notwithstanding Row 10 of Table 5.4.2, the maximum Building Height shall be 10 Storeys and Section 4.16 and Defined Area Map Number 68 shall not apply.

5.4.3.2.5.5.8  Buffer Strip
A 1.5 metre Buffer Strip shall be provided adjacent to the R.1B-10 Zone.

5.4.3.2.5.6  Additional Regulations for 60 Wyndham St. S.

5.4.3.2.5.6.1  Parking Stall Size
Notwithstanding Section 4.13.3.2.2, the minimum parking stall size shall be 2.75 metres by 6 metres.

5.4.3.2.5.6.2  Minimum Rear Yard
Notwithstanding Row 9 of Table 5.4.2, the minimum Rear Yard shall be 13.5 metres.

5.4.3.2.5.6.3  Underground Parking Area
Notwithstanding Section 4.13.3.4.2, the underground Garage shall be Setback 0 metres from the Side and Rear Lot Lines.

5.4.3.2.5.6.4  Maximum Number of Units
133

5.4.3.2.5.6.5  Maximum Building Height
Notwithstanding Row 10 of Table 5.4.2, the maximum Building Height shall be 10 Storeys and Section 4.16 and Defined Area Map Number 68 shall not apply.

5.4.3.2.5.6.6  Location of Visitor Parking
Despite Section 4.13.6, a portion of the required visitor parking shall be permitted to locate below grade.

5.4.3.2.5.6.7  Location of Drive Aisle
Notwithstanding Section 4.13.6, a drive aisle may be located within 1 metre of the adjoining property.

5.4.3.2.6  R.4B-6
70 Silvercreek Pkwy. N.
As shown on Defined Area Map Number 9 of Schedule “A” of this By-law.
5.4.3.2.6.1 Regulations
Despite Section 5.4.2, only the following regulations shall apply in the
R.4B-6 Zone:

5.4.3.2.6.1.1 Density
74 units per hectare.

5.4.3.2.6.1.2 Minimum Floor Area
- Bachelor or one bedroom unit – 37.2 m²
- Two or more bedroom units – 60.4 m²

5.4.3.2.6.1.3 Minimum Front Yard
7.5 metres or as set out in Section 4.24.

5.4.3.2.6.1.4 Off-Street Parking
1.5 spaces per unit for the first 20 units and 1.25 spaces for each
additional unit.

5.4.3.2.6.1.5 Minimum Common Amenity Area
An amount of not less than 27.9 m² per Dwelling Unit for each unit
up to 20. For each additional Dwelling Unit not less than 18.6 m²
of Common Amenity Area shall be provided.

5.4.3.2.6.1.6 Bonus Provision
Despite Row 5 of Table 5.4.2, additional Dwelling Unit density
shall be permitted on the basis of 1 Dwelling Unit per 4 Parking
Spaces provided underground or within the Main Building.

5.4.3.2.6.1.6.1 Where the required parking is provided underground or within
the Main Building, the maximum density shall be 99 units per
hectare.

5.4.3.2.6.1.6.2 A maximum of 75% of the required Parking Spaces shall be
provided underground or within the Main Building.

20187 5.4.3.2.7 R.4B-7
Deleted by By-law (2017)-20187

5.4.3.2.8 R.4B-8
Parts 8 and 9 on Reference Plan 61R-6402
As shown on Defined Area Map Number 27 of Schedule “A” of this By-law.

5.4.3.2.8.1 Regulations
5.4.3.2.8.1.1 Maximum Building Height
7 Storeys.

5.4.3.2.8.1.2 Minimum Parking Stall Sizes
2.75 metres by 5.5 metres.

5.4.3.2.11 R.4B-11
As shown on Defined Area Map Number 75 of Schedule “A” of this By-law.

5.4.3.2.11.1 Permitted Uses

In accordance with the Uses permitted by Section 5.4.1.2 of this By-law, as amended, and in addition:

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

5.4.3.2.11.2 Regulations

a) All Uses permitted by Section 5.4.1.2 of this By-law shall be in accordance with the provisions of Section 5.4.2 of Number (1995)–14864, as amended.

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

5.4.3.2.12 R.4B-12
1440-1448 Gordon Street
As shown on Defined Area Map Number 42 of Schedule “A” of this By-law.

5.4.3.2.12.1 Permitted Uses

In accordance with the Uses permitted by Section 5.4.1.1 (General Apartment Zone).

5.4.3.2.12.2 Regulations

In accordance with Section 4 (General Provisions) and Section 5.4.2 and Table 5.4.2 (High Density Apartment R.4B Zone Regulations) of Zoning By-law (1995)-14864, as amended, with the following additions and exceptions:

5.4.3.2.12.2.1 Minimum Density
120 units per hectare

5.4.3.2.12.2.2 Maximum Density
130 units per hectare
5.4.3.2.12.2.3 Maximum **Building Height**
4 Storeys

5.4.3.2.12.2.4 Minimum **Side Yard**
6 metres where windows to a habitable room face onto a **Side Yard**

5.4.3.2.12.2.5 Minimum **Common Amenity Area**
900 square metres

Despite Section 5.4.2.4.3, **Common Amenity Areas** may be permitted within the **Front Yard**.

5.4.3.2.12.2.6 Minimum **Front Yard Setback**
3 metres

5.4.3.2.12.2.7 Maximum **Front Yard Setback** (Build-to Line)
A minimum **Building** face length of 32 metres is required to be located within a 15 metre **Front Yard Setback** and a portion of the **Building** shall be located at a **Front Yard Setback** between 3 metres and 6 metres.

5.4.3.2.12.2.8 Off-Street Parking
Despite Section 4.13.4, the minimum number of **Parking Spaces** shall be provided at a ratio of 1.25 parking spaces per **Dwelling Unit**.

5.4.3.2.12.2.9 Underground Parking
A minimum of 55% of the required parking shall be provided underground.

5.4.3.2.13 **R.4B-13**
1077 Gordon Street
As shown on Defined Area Map Number 32 of Schedule “A” of this **By-law**.

5.4.3.2.13.1 Permitted **Uses**
In addition to the permitted **Uses** listed in Section 5.4.1.2 (High Density Apartment **Zone**) of Zoning **By-law** (1995)-14864, as amended, the following additional **Uses** shall be permitted:

- Live/Work Units
- **Artisan Studio**
- **Dry Cleaning Outlet**
- **Commercial School**
- **Financial Establishment**
The following definitions shall apply in the R.4B-13 (Specialized High Density Apartment) Zone:

A “Live/Work Unit” shall mean a Dwelling Unit, part of which may be used as a ground floor 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.

5.4.3.2.13.2 Regulations
In accordance with Section 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions:

5.4.3.2.13.2.1 Off-Street Parking
1.25 spaces per apartment unit (in lieu of the required 1.5 spaces for the first 20 units and 1.25 spaces for each unit in excess of 20 units).

5.4.3.2.13.2.2 Maximum Building Height
4 Storeys

5.4.3.2.13.2.3 Regulations for Non-Residential Uses
Non-residential Uses shall be restricted to the ground floor level of the Building oriented along the Gordon Street frontage and shall be required within the portion of the Building facing Gordon Street.

The Street entrances to non-residential Uses shall be located facing Gordon Street.

5.4.3.2.14 R.4B-14
716 Gordon Street
As shown on Defined Area Map Number 40 of Schedule ‘A’ of this By-law.

5.4.3.2.14.1 Permitted Uses
Despite Section 5.4.1.2, the following Uses shall be permitted:
- Post-Secondary School Residence
- Restaurant
- Convenience Store
- Accessory Uses in accordance with Section 4.23
5.4.3.2.14.1.1 Definition
For the purpose of the R.4B-14 Zone:

"Post-Secondary School Residence" shall be defined as:

"Post-Secondary School Residence" means the whole of an Apartment Building consisting of 3 or more Dwelling Units, each providing up to 5 bedrooms for hire or gain directly or indirectly that do not have exclusive Use of both a kitchen and a bathroom. For the purposes of the subject property, the definition of Lodging House Type 2 shall not apply.

5.4.3.2.14.2 Regulations
In accordance with the High Density Apartment regulations in Table 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.2.14.2.1 Maximum Density
Despite Table 5.4.2, Row 5, the maximum density shall be 156 units per hectare.

5.4.3.2.14.2.2 Minimum Front and Exterior Side Yard
Despite Table 5.4.2, Row 6, the minimum Front and Exterior Side Yard setback shall be 9 metres, with an exception along Gordon Street from Stone Road to a point 85 metres south of Stone Road where the Exterior Side Yard setback shall be a minimum of 7.5 metres.

5.4.3.2.14.2.3 Minimum Side Yard
Despite Table 5.4.2, Row 8, the minimum Side Yard shall be 15 metres.

5.4.3.2.14.2.4 Minimum Rear Yard
Despite Table 5.4.2, Row 9, the minimum Rear Yard shall be 15 metres.

5.4.3.2.14.2.5 Maximum Building Height
Despite Table 5.4.2, Row 10, the maximum Building Height shall be 9 Storeys, except for the portion of the site shown as Area ‘A’ in Illustration 1 below, where the maximum Building Height shall be 11 Storeys.

5.4.3.2.14.2.5.1 A mechanical penthouse shall not be considered to be a Storey or contribute to Building Height.

5.4.3.2.14.2.5.2 Building Height in Storeys shall be measured from the
**Finished Grade.** A floor of a **Building** will be considered a **Storey** and contribute to **Building Height** when more than 50% of its exterior walls are above the **Finished Grade**.

**Illustration 1:**

5.4.3.2.14.2.6  **Maximum Building Floorplate**

The maximum floorplate of the portion of a **Building** above the third **Storey** shall not exceed 750 square metres, except within Area ‘A’ as shown on Illustration 1 above, where the maximum floorplate of 750 square metres shall apply above the fourth **Storey**.

5.4.3.2.14.2.7  **Maximum Building Setbacks**

The portion of a **Building** above the third **Storey** shall be setback a minimum of 1.8 metres from the front wall of the portion of the **Building** closest to Gordon Street or Stone Road, except within Area ‘A’ as shown on Illustration 1 above, where the **Building** shall be setback a minimum of 1.8 metres above the fourth **Storey** from the front wall closest to Gordon Street or Stone Road.
5.4.3.2.14.2.8 Minimum Distance between Buildings
Notwithstanding Section 5.4.2.2 of By-law (1995)-14864, as amended, the following provisions shall apply:

5.4.3.2.14.2.8.1 Minimum Separation Distance between Podiums in Separate Buildings
The podium of a Building is defined as the portion of a Building which is no greater than three Storeys in height (or four Storeys within Area ‘A’ as shown in Illustration 1). The separation distance between the face of one podium and the face of another podium in a separate Building, either of which contains windows of Habitable Rooms, shall be a minimum of 15 metres. Where the face of either such podium does not contain windows with Habitable Rooms then the minimum separation distance between such podiums shall be 10 metres.

5.4.3.2.14.2.8.2 Minimum Separation Distance between Portions of Buildings above the Podiums (“Tower”)
In this section a Tower is defined as that portion of a Building which is greater than three Storeys in height (or four Storeys in Area ‘A’ as shown in Illustration 1). The minimum separation distance between the face of any Tower and any other Tower, regardless of whether they are part of the same Building or not, shall be a minimum of:

a) 25 metres where at least one of the Towers is greater than nine (9) Storeys in height; or
b) 20 metres where both Towers are (9) Storeys or less in height.

5.4.3.2.14.2.9 Interior Side Yard Angular Plane
In addition to the provisions of 4.16, and notwithstanding 5.4.3.2.14.2.5, Building Height shall not exceed an angular plane of 30 degrees projected from the average grade of the interior Side Lot Line, except for the portion of the Building within Area ‘A’ as shown on Illustration 1, for which Building Height shall not exceed an angular plane of 38 degrees projected from the average grade of the interior Side Lot Line.

5.4.3.2.14.2.10 Rear Yard Angular Plane
In addition to the provisions of 4.16, and notwithstanding 5.4.3.2.14.2.5, Building Height shall not exceed an angular plane of 47.5 degrees projected from the average grade of the Rear Lot Line.
5.4.3.2.14.2.11 **Front and Exterior Side Yard Angular Plane**
In addition to the provisions of 4.16, and notwithstanding 5.4.3.2.14.2.5, **Building Height** shall not exceed an angular plane of 45 degrees projected from the **Centre Line of the Street**, except for the portion of the **Building** within Area ‘A’ as shown on Illustration 1 above, which may not exceed an angular plane of 55 degrees projected from the **Centre Line of the Street**.

5.4.3.2.14.2.12 **Off-Street Parking**
Despite Table 5.4.2, Row 14 and Section 4.13, off-street parking shall be provided at a rate of 1 **Parking Space per Dwelling Unit**, and in addition, a minimum of 15 visitor **Parking Spaces** shall be required.

5.4.3.2.14.2.13 **Floor Space Index** (F.S.I)
Despite Table 5.4.2, Row 18, the maximum **Floor Space Index** shall be 2.5.

5.4.3.2.14.2.14 **Maximum Gross Floor Area for Commercial Uses**
The maximum **Gross Floor Area** for the permitted commercial **Uses** shall not exceed a total of 300 square metres.

5.4.3.2.14.2.15 **Minimum Landscaped Open Space**
Despite Table 5.4.2, Row 12, the minimum **Landscaped Open Space** shall be 35%.

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5.4.3.2.15 **R.4B-15**
5 Arthur Street South
As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail “A” of Schedule “A” to this **By-law**:

The following definition that shall apply to the R.4B-15 **Zone**:

**“Community Services Facilities”** means a **Place Used** for smaller-scaled community, institutional, cultural or recreational **Uses** of either a public or private nature, including but not limited to **Uses** such as a library branch, gallery or museum, educational or training centre, **Office** of a government or a non-profit agency or corporation or a gymnasium or multi-purpose room(s) available for meetings, events and activities.

5.4.3.2.15.1 **Permitted Uses**
Despite Section 5.4.1.2, the following **Uses** shall be permitted:
- **Apartment Building**
- **Townhouse** or **Multiple Attached Dwelling** together with an **Apartment Building**
- **Home Occupation** in accordance with Section 4.19
5.4.3.2.15.2 Regulations
In accordance with the provisions of Section 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.2.15.2.1 Maximum Floor Space Index (FSI)
Notwithstanding Table 5.4.2, Row 18, the maximum Floor Space Index (FSI) shall be 2.0. In addition, the FSI on individual portions of the 5 Arthur Street site may exceed the maximum permitted FSI, provided that the maximum FSI over the entirety of the 5 Arthur Street site is achieved. The calculation of Gross Floor Area and FSI will not include space within the Basement of a Building, within an underground, at-grade or above-grade parking structure or any floor area which does not have a clear floor to ceiling height of 2.15 metres. Floor space in the existing heritage building shall not be included in the calculation of FSI.

5.4.3.2.15.2.2 Front Yard
For the purposes of this zone, the Front Yard shall be considered the Arthur Street frontage

5.4.3.2.15.2.3 Minimum Distance Between Buildings
Notwithstanding Section 5.4.2.2 and Table 5.4.2, the minimum distance between the Building face of one Apartment Building and the face of another Apartment Building shall be:
- At or below 6 Storeys 18 m
- Above 6 Storeys 25 m

5.4.3.2.15.2.3.1 Townhouse blocks shall be a minimum of 4.0 metres apart from one another

5.4.3.2.15.2.4 Angular Planes
Despite Section 4.16, Angular Planes shall not apply to any Building or Structure on the Lot.

5.4.3.2.15.2.5 Minimum Off-Street Parking
Notwithstanding Section 4.13 and Table 5.4.2 Row 14, the following minimum number of Parking Spaces shall be provided within an underground garage or an above-grade parking Structure for the following uses:
Residents 1.0 per Dwelling Unit
Visitors 0.15 per Dwelling Unit
Non-Residential Uses 1.0 per 33 m² of Gross Floor Area
5.4.3.2.15.2.6  Bicycle Parking

Bicycle Parking shall be provided at the ratio of 0.65 bicycle parking spaces per Dwelling Unit on the Lot and 0.3 bicycle parking spaces per 100 square metres of non-residential Gross Floor Area.

5.4.3.2.15.2.6.2  Bicycle Parking may be provided for by a combination of racks at the surface, within a Basement or Garage of an Apartment Building, a secure parking area, room or enclosed container, or within a specially designed and designated spot provided within a storage locker.

5.4.3.2.15.2.7  The provisions of this By-Law shall continue to apply collectively to the whole of the lands identified on Schedule “A” as R.4B-15, including any sub-zones (i.e. R.4B-15.1) despite any future severance, conveyance, dedication, taking, widening, partition or division for any purpose.

19793 5.4.3.2.15.3  R.4B-15.1
5 Arthur Street South
As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail “A” of Schedule “A” to this By-law:

5.4.3.2.15.3.1  Additional Permitted Use, as part of a Commercial/Residential Building:
- Restaurant

5.4.3.2.15.3.2  Regulations
In addition to the regulations in Sections 5.4.2 and 5.4.3.2.15.2, the following regulations shall apply to the R.4B-15.1 Zone:

5.4.3.2.15.3.2.1  Additional Permitted Commercial Use
A Restaurant shall be permitted on the ground floor of the Building and limited to 50 square metres of Gross Floor Area.

5.4.3.2.15.3.2.2  Minimum Common Amenity Area
Despite Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum Common Amenity Area shall be a total of 600 m²

5.4.3.2.15.3.2.3  Minimum Landscaped Open Space
Despite Table 5.4.2, Row 13, the minimum Landscaped Open Space shall be a total of 1800 m²

5.4.3.2.15.3.2.3.1  Despite the definition in Section 3.1, Landscaped Open Space may include open space located either at grade or above a Building or Structure.
5.4.3.2.15.3.2.4  Maximum Building Floor Plate Area
Above the 6th Storey  1200 m²
Above the 9th Storey  1000 m²

5.4.3.2.15.3.2.5  Minimum Yards

5.4.3.2.15.3.2.5.1  Minimum Front Yard
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum Front Yard shall be:
- From Arthur St to Townhouse front face  2.5 m
- From Arthur St to raised walkway/patio  1.0 m

5.4.3.2.15.3.2.5.2  Despite Section 4.7, all raised patios, walkways, ramps, retaining walls, planters are permitted to project into the required Front Yard between the main wall of the Townhouses and the front Lot line to a maximum distance of 1.5 metres, except that stairs and ramps may have a minimum setback of 0.0 metres from the front Lot line.

5.4.3.2.15.3.2.6  Setbacks

5.4.3.2.15.3.2.6.1  Underground Parking Setback
An underground parking Structure is permitted to be Setback 0 metres from a Lot line.

5.4.3.2.15.3.2.6.2  Setbacks of Upper Storeys of Apartment Buildings
The minimum Setback for the tower portion of an Apartment Building, above 4 Storeys shall be:
From Arthur Street Lot Line:  12 metres
From the easterly edge of the FL Zone:  10 metres

5.4.3.2.15.3.2.7  Building Heights
Despite Table 5.4.2 Row 10 and Sections 4.16, 5.4.2.1 and Defined Area Map No. 68, the maximum Building Heights are:
For Podium/Townhouses  4 Storeys
For Apartment Buildings  10 Storeys

5.4.3.2.15.4  R.4B-15.2
5 Arthur Street South
As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail “A” of Schedule “A” to this By-law:

5.4.3.2.15.4.1  Regulations
In addition to the regulations in Section 5.4.2 and 5.4.3.2.15.2, the following regulations shall apply to the R.4B-15.2 Zone:
5.4.3.2.15.4.1.1 Minimum **Common Amenity Area**
Despite Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum **Common Amenity Area** shall be a total of 1000 m\(^2\)

5.4.3.2.15.4.1.2 Minimum **Landscaped Open Space**
Despite Table 5.4.2, Row 13, the minimum **Landscaped Open Space** shall be a total of 1500 m\(^2\)

5.4.3.2.15.4.1.2.1 Despite the definition in Section 3.1, **Landscaped Open Space** may include open space located either at grade or above a **Building** or **Structure**.

5.4.3.2.15.4.1.3 Maximum **Building** Floor Plate Area
Above the 6\(^{\text{th}}\) **Storey** 1200 m\(^2\)
Above the 10\(^{\text{th}}\) **Storey** 800 m\(^2\)

5.4.3.2.15.4.1.4 Maximum Floor Plate Ratio Restriction
Above 10\(^{\text{th}}\) **Storey** only: 2.5:1.0

5.4.3.2.15.4.1.5 Minimum **Yards**

5.4.3.2.15.4.1.5.1 Minimum **Front Yard**
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum **Front Yard** shall be:
- From Arthur St to **Townhouse** front face: 2.5 m
- From Arthur St to raised walkway/patio: 1.0 m

5.4.3.2.15.4.1.5.2 Despite Section 4.7, all raised patios, walkways, ramps, retaining walls, planters are permitted to project into the required **Front Yard** between the main wall of the **Townhouses** and the front **Lot** line to a maximum distance of 1.5 metres, except that stairs and ramps may have a minimum setback of 0.0 metres from the front **Lot** line

5.4.3.2.15.4.1.6 **Setbacks**

5.4.3.2.15.4.1.6.1 **Underground Parking Setback**
An underground parking structure is permitted to be **Setback** 0 metres from a **Lot** line.

5.4.3.2.15.4.1.6.2 **Setbacks of Upper Storeys of Apartment Buildings**
The minimum **Setback** for the tower portion of an **Apartment Building**, above 4 **Storeys** shall be:
From Arthur Street **Lot** Line: 12 metres
From the easterly edge of the FL **Zone**: 10 metres
Building Heights

Despite Table 5.4.2 Row 10 and Sections 4.16, 5.4.2.1, and Defined Area Map No. 68, the maximum Building Heights are:

For Podium/Townhouses 4 Storeys
For Apartment Buildings 11 Storeys

Holding Provision
Deleted by By-law (2017)-20135

5.4.3.2.15.5

R.4B-15.3
5 Arthur Street South
As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail “A” of Schedule “A” to this By-law:

5.4.3.2.15.5.1 Regulations
In addition to the regulations in Section 5.4.2 and 5.4.3.2.15.2, the following regulations shall apply to the R.4B-15.3 Zone:

5.4.3.2.15.5.1.1 Minimum Common Amenity Area
Despite Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum Common Amenity Area shall be a total of 700 m²

5.4.3.2.15.5.1.2 Minimum Landscaped Open Space
Despite Table 5.4.2, Row 13, the minimum Landscaped Open Space shall be a total of 1700 m²

5.4.3.2.15.5.1.2.1 Despite the definition in Section 3.1, Landscaped Open Space may include open space located either at grade or above a Building or Structure.

5.4.3.2.15.5.1.3 Maximum Building Floor Plate Area
Above the 6th Storey 1200 m²
Above the 10th Storey 1000 m²

5.4.3.2.15.5.1.4 Maximum Floor Plate Ratio Restriction
Above 10th Storey only: 1.5:1.0

5.4.3.2.15.5.1.5 Minimum Yards

5.4.3.2.15.5.1.5.1 Minimum Front Yard
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum Front Yard shall be:
- From Arthur St to Townhouse front face 2.5 m
- From Arthur St to raised walkway/patio 1.0 m
5.4.3.2.15.5.1.5.2 Despite Section 4.7, all raised patios, walkways, ramps, retaining walls, planters are permitted to project into the required Front Yard between the main wall of the Townhouses and the front Lot line to a maximum distance of 1.5 metres, except that stairs and ramps may have a minimum setback of 0.0 metres from the front Lot line.

5.4.3.2.15.5.1.6 Setbacks

5.4.3.2.15.5.1.6.1 Underground Parking Setback
An underground parking Structure is permitted to be Setback 0 metres from a Lot line.

5.4.3.2.15.5.1.6.2 Setbacks of Upper Storeys of Apartment Buildings
The minimum Setback for the tower portion of an Apartment Building, above 4 Storeys shall be:
From Arthur Street Lot Line: 12 metres
From the easterly edge of the FL Zone: 10 metres

5.4.3.2.15.5.1.7 Building Heights
Despite Table 5.4.2 Row 10 and Sections 4.16. 5.4.2.1, and Defined Area Map No. 68, the maximum Building Heights are:
For Podium/Townhouses 4 Storeys
For Apartment Buildings 10 Storeys

5.4.3.2.15.5.1.8 Holding Provision
Deleted by By-law (2018)-20277

5.4.3.2.15.6 R.4B-15.4 (H)
5 Arthur Street South
As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail “A” of Schedule “A” to this By-law:

5.4.3.2.15.6.1 Additional Permitted Uses, as part of a Commercial/Residential Building
- Agricultural Produce Market
- Art Gallery
- Artisan Studio
- Bake Shop
- Boutique
- Community Services Facilities
- Convenience Store
- Dry Cleaning Outlet
- Financial Establishment
- Florist
5.4.3.2.15.6.2 Regulations

In addition to the regulations in Section 5.4.2 and 5.4.3.2.15.2, the following regulations shall apply to the R.4B-15.4 Zone:

5.4.3.2.15.6.2.1 Additional Permitted Commercial Uses

5.4.3.2.15.6.2.1.1 Commercial Uses permitted in Section 5.4.3.2.15.6.1 shall be limited to a Gross Floor Area of 500 square metres in size.

5.4.3.2.15.6.2.1.2 Notwithstanding the permitted Uses in 5.4.3.2.15.1 and 5.4.3.2.15.6.1, the ground floor of this Building shall contain a minimum of one commercial unit fronting onto each of Arthur Street South, Cross Street, and the river.

5.4.3.2.15.6.2.2 Minimum Common Amenity Area

Despite Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum Common Amenity Area shall be a total of 1500 m²

5.4.3.2.15.6.2.3 Minimum Landscaped Open Space

Despite Table 5.4.2, Row 13, the minimum Landscaped Open Space shall be a total of 2000 m²

5.4.3.2.15.6.2.3.1 Despite the definition in Section 3.1, Landscaped Open Space may include open space located either at grade or above a Building or Structure.

5.4.3.2.15.6.2.4 Maximum Building Floor Plate Area

Above the 6th Storey 1200 m²
Above the 8th Storey 1000 m²
5.4.3.2.15.6.2.5  Maximum Floor Plate Ratio Restriction
Above 10th Storey only: 1.5:1.0

5.4.3.2.15.6.2.6  Setbacks

5.4.3.2.15.6.2.6.1  Front Yard Setback
Despite Section 4.24 and Table 5.4.2, Row 6, the 5-Storey Building podium shall not encroach within an area on the property directly adjacent to the intersection of Arthur Street South and Cross Street, defined by connecting the following three points:
1. The point at the immediate southeast corner of the property and directly adjacent to the intersection of Arthur Street South and Cross Street;
2. A point located approximately 40 metres from the intersection of Arthur Street South and Cross Street, measured northwest along the Arthur Street frontage;
3. A point located approximately 25 metres from the intersection of Arthur Street South and Cross Street, measured northwest along the Cross Street frontage.

5.4.3.2.15.6.2.6.2  Exterior Side Yard Setback (Cross Street)
Despite Section 4.24 and Table 5.4.2, Row 6, the Building shall be Setback a minimum of 2.5 metres from Cross Street.

5.4.3.2.15.6.2.6.3  Underground Parking Setback
An underground parking structure is permitted to be Setback 0 metres from a Lot line.

5.4.3.2.15.6.2.6.4  Setbacks of Upper Storeys of Apartment Buildings
The minimum Setback for the tower portion of an Apartment Building, above 5 Storeys shall be:
From Arthur Street Lot Line: 25 metres
From Cross Street Lot Line: 5.5 metres
From Neeve Street Lot Line: 35 metres

5.4.3.2.15.6.2.7  Building Heights
Despite Table 5.4.2 Row 10 and Sections 4.16, 5.4.2.1 and Defined Area Map No. 68, the maximum Building Height is 14 Storeys.

5.4.3.2.15.6.2.7.1  Minimum Ground Floor Height
For ground floor non-residential units, the minimum floor-to-ceiling Height shall be 4.5 metres.
5.4.3.2.15.6.2.8 Holding Provision

Purpose:
To ensure that development of the subject lands does not proceed until the following conditions have been met to the satisfaction of the City related to the subject development.

Conditions:
1. That the Owner prepare an Urban Design Brief confirming that this phase of development is consistent with the approved Urban Design Master Plan for the site, to the satisfaction of the General Manager of Planning Services. In addition, an architectural peer review for this phase is required to the satisfaction of the General Manager of Planning Services. The owner may prepare one brief and complete a peer review that addresses one or more phases at a time, enabling the City to simultaneously lift the Holding Provision on multiple phases. Clearing of this condition may be done in advance of, or in conjunction with, submission of a Site Plan Approval application for each phase.

2. The developer/owner shall obtain the approval of the City with respect to the availability of adequate water supply, sewage capacity and sewage treatment capacity, prior to the site plan approval for each phase of the development.

3. That the owner pay to the City, their proportionate share of the actual cost of constructing municipal services on Arthur Street South, Cross Street and Neeve Street across the frontage of the lands including road works, local sanitary sewer, storm sewer, watermain curb and gutter, catchbasins, sidewalks, streetscaping and street lighting as determined by the City Engineer. Furthermore, that the owner pay to the City their proportionate share of the estimated cost of the municipal services determined by the City Engineer for all remaining frontage prior to the removal of this Holding Provision.

R.4B-15.5 (H)
5 Arthur Street South
As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail “A” of Schedule “A” to this By-law:

5.4.3.2.15.7.1 Additional Permitted Uses
- Office

5.4.3.2.15.7.1.1 Additional Permitted Uses, as part of Commercial/Residential Building
5.4.3.2.15.7.2 Regulations
In addition to the regulations in Section 5.4.2 and 5.4.3.2.15.2, the following regulations shall apply to the R.4B-15.5 Zone:

5.4.3.2.15.7.2.1 Ground Floor Commercial Uses
Notwithstanding the permitted uses in 5.4.3.2.15.1 and 5.4.3.2.15.3.1, the ground floor of this Building shall contain at least one commercial Use fronting onto each of Arthur Street South and Elizabeth Street.

5.4.3.2.15.7.2.2 Setbacks from Railways

5.4.3.2.15.7.2.2.1 The minimum separation of the residential portion of any Building from the CN Railway Right-of-Way shall be 30 metres.

5.4.3.2.15.7.2.2.2 The minimum separation of the residential portion of any Building from the Guelph Junction Railway Right-of-Way shall be 15 metres.
Despite Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum Common Amenity Area shall be a total of 500 m$^2$.

Despite Table 5.4.2, Row 13, the minimum Landscaped Open Space shall be a total of 900 m$^2$.

Despite the definition in Section 3.1, Landscaped Open Space may include open space located either at grade or above a Building or Structure.

Despite Section 4.24 and Table 5.4.2, Row 6, the minimum Front Yard shall be 3.0 metres.

Despite Section 4.24 and Table 5.4.2, Row 6, the minimum Exterior Side Yard shall be 3.0 metres.

An underground parking structure is permitted to be Setback 0 metres from a Lot line.

Despite Table 5.4.2 Row 10 and Sections 4.16, 5.4.2.1 and Defined Area Map No. 68, the minimum Building Height is 4 Storeys and the maximum Building Height is 14 Storeys.

For ground floor non-residential units, the minimum floor-to-ceiling Height shall be 4.5 metres.

Above the 6th Storey 1200 m$^2$
Above the 8th Storey 1000 m$^2$

Maximum Dimensional Floor Plate Ratio
Above 4th Storey 2.2:1.0

The tower portion of an Apartment Building above a 4 Storey podium facing a public Street or the Speed River shall be
Setback an additional 3.0 metres from the podium Building face

5.4.3.2.15.7.2.11 Holding Provision
Purpose:
To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the City related to the subject development.

Conditions:
1. That the Owner implement CN’s principal main line requirements for adjacent development, including addressing the interface with the elevated CN mainline adjacent to this phase of development, to the satisfaction of CN or its assigns.

2. The developer/owner shall obtain the approval of the City with respect to the availability of adequate water supply, sewage capacity and sewage treatment capacity, prior to the site plan approval for each phase of the development.

3. The developer/owner shall deed at no cost to the City, a land dedication as identified in the City of Guelph's Official Plan for future intersection improvements at Elizabeth Street and Arthur Street South that is free of all encumbrances and satisfactory to the City Solicitor.

4. That the Owner prepare an Urban Design Brief confirming that this phase of development is consistent with the approved Urban Design Master Plan for the site, to the satisfaction of the General Manager of Planning Services. In addition, an architectural peer review for this phase is required to the satisfaction of the General Manager of Planning Services. The owner may prepare one brief and complete a peer review that addresses one or more phases at a time, enabling the City to simultaneously lift the Holding Provision on multiple phases. Clearing of this condition may be done in advance of, or in conjunction with, submission of a Site Plan Approval application for each phase.

5. That the owner pay to the City, their proportionate share of the actual cost of constructing municipal services on Arthur Street South, Cross Street and Neeve Street across the frontage of the lands, including road works, local sanitary sewer, storm sewer, watermain curb and gutter, catchbasins, sidewalks, streetscaping and street lighting as
determined by the City Engineer. Furthermore, that the owner pay to the City their proportionate share of the estimated cost of the municipal services determined by the City Engineer for all remaining frontage prior to the removal of this Holding Provision.

5.4.3.2.15.8 R.4B-15.6 (H)
5 Arthur Street South
As shown on Defined Area Map Number 38 and Defined Area Map Number 38, Detail “A” of Schedule “A” to this By-law:

5.4.3.2.15.8.1 Permitted Uses
The Uses listed in Section 5.4.3.2.15, together with the following Uses, shall be permitted within the existing heritage building, including within the portion of the Building in the FL (Floodway) Zone, subject to approval by the Grand River Conservation Authority:

- Agricultural Produce Market
- Art Gallery
- Artisan Studio
- Bake Shop
- Boutique
- Micro-Brewery or Brew Pub
- Commercial School
- Community Services Facilities
- Convenience Store
- Dry Cleaning Outlet
- Financial Establishment
- Florist
- Laundry
- Medical Office
- Office
- Personal Service Establishment
- Pharmacy
- Postal Service
- Recreation Centre
- Restaurant
- Restaurant (Take-Out)
- Retail Establishment
- Tavern
5.4.3.2.15.8.2 Regulations
In addition to the Sections 5.4.2, 12.2.1 and 12.2.2, and 5.4.3.2.15 the following regulations shall apply to the R.4B-15.6 Zone and the entire existing heritage Building:

5.4.3.2.15.8.2.1 Minimum Common Amenity Area
Despite Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum Common Amenity Area shall be a total of 500 m².

5.4.3.2.15.8.2.2 Minimum Landscaped Open Space
Despite Table 5.4.2, Row 13, the minimum Landscaped Open Space shall be a total of 1200 m².

5.4.3.2.15.8.2.3 Minimum Yards
Despite Table 5.4.2, Row 6, Row 8 and Row 9, the minimum Yards shall be as exists on the Date of Passing of this By-law.

5.4.3.2.15.8.2.4 Building Heights
Despite Table 5.4.2, Row 10, the maximum Building Heights shall be as exists on the Date of Passing of this By-law.

5.4.3.2.15.8.2.5 Minimum Distance between Buildings
Despite Section 5.4.3.2.15.2.3, the minimum distance between the existing heritage Building and any other Building shall be 16 metres.

5.4.3.2.15.8.2.6 Minimum Off-Street Parking

5.4.3.2.15.8.2.6.1 Despite Section 5.4.3.2.15.2.5, a minimum of 30 Parking Spaces shall be provided for the users or residents of the existing heritage Building within a surface parking lot between the existing Building and Arthur Street South.

5.4.3.2.15.8.2.6.2 Despite Section 4.13.2.2, a Parking Area for resident and/or visitor Parking Spaces adjacent to the existing heritage Building may be located within the Front Yard provided that the Parking Area is set back a minimum of 3.0 metres from the Arthur Street South Lot line.

5.4.3.2.15.8.2.7 Holding Provision
Purpose:
To ensure that development of the subject lands does not proceed until the following condition has been met to the satisfaction of the City related to the subject development.
Conditions:

1. The developer/owner shall obtain the approval of the City with respect to the availability of adequate water supply, sewage capacity and sewage treatment capacity, prior to the site plan approval for each phase of the development.

2. That the owner pay to the City, their proportionate share of the actual cost of constructing municipal services on Arthur Street South, Cross Street and Neeve Street across the frontage of the lands including road works, local sanitary sewer, storm sewer, watermain curb and gutter, catchbasins, sidewalks, streetscaping and street lighting as determined by the City Engineer. Furthermore, that the owner pay to the City their proportionate share of the estimated cost of the municipal services determined by the City Engineer for all remaining frontage prior to the removal of this Holding Provision.

5.4.3.2.16.1 Permitted Uses
In accordance with Section 5.4.1.2 of Zoning By-law (1995)-14868, as amended, with the following additions:

- Retirement Residential Facility to a maximum of 150 units
- Live/Work Units
- Office
- Medical Office
- Retail Establishment
- Artist Studio
- Gallery
- Personal Service Establishment
- Convenience Store
- Restaurant
- Restaurant (take-out)
- Dry Cleaning Outlet

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
For the purpose of the R.4B-16 Zone, the following definitions shall apply:

A “Live/Work Unit” shall mean a dwelling unit within a building, in which the portion of the unit 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.

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 that is at or within 0.2 metres above or below grade.

5.4.3.2.16.2 Regulations

In accordance with Section 4 (General Provisions) and Section 5.4.2 and Table 5.4.2 (Residential Apartment R.4 Zone Regulations) with the following additions and exceptions:

5.4.3.2.16.2.1 Minimum Density

100 units per hectare

5.4.3.2.16.2.2 Maximum Density

- 150 units per hectare
- Notwithstanding the permitted maximum density, retirement residential units developed within this zone are permitted to exceed the maximum density to a maximum of 160 units per hectare.
- Notwithstanding the P.1 (Conservation Land) Zone on a portion of the 78 Starwood Drive lands, the full extent of the property shall be used in the calculation of residential density and for the measurement of all setback requirements.

5.4.3.2.16.2.3 Building Setbacks from Starwood Drive

Minimum – 0.6 metres
Maximum – 5 metres

5.4.3.2.16.2.4 Building Setbacks from Watson Parkway North

Minimum – 0.6 metres
Maximum – 10 metres, with a portion of any building to be located at a setback between 0.6 meters and 5 metres.
5.4.3.2.16.2.5 Minimum *Side Yard*
0 metres to address interior side yard setbacks created by the phasing of development.

5.4.3.2.16.2.6 Off-Street Parking
- 1.17 spaces per unit (including all non-residential units)
- 0.59 spaces per unit for retirement residential units

5.4.3.2.16.2.7 Minimum *Building Height*
4 Storeys, except for the portion of the site shown as Area “A” in Illustration 1 below (*within 50 metres of the intersecting street line projections on Starwood Drive and Watson Parkway North*), where the minimum building height shall be 6 storeys.

5.4.3.2.16.2.8 Maximum *Building Height*
10 storeys, except for the portion of the site shown as Area “B” in Illustration 1 below, where the maximum *building height* shall be 4 storeys.

Buildings taller than eight storeys shall have a minimum main wall stepback of 3 metres above the eighth storey.

*Illustration 1*

5.4.3.2.16.2.9 *Floor Space Index* (FSI)
The maximum Floor Space Index shall be 2.5.
5.4.3.2.16.2.10 Location of Parking Areas
- Parking areas shall be permitted within 2 metres of a lot line
- No parking areas shall be located between a building façade and Starwood Drive or Watson Parkway North
- Underground parking spaces shall be permitted within 0.6 metre of a lot line

5.4.3.2.16.2.11 Minimum Landscaped Open Space
20% of the lot area

5.4.3.2.16.2.12 Minimum Common Amenity Area
11 square metres per unit

5.4.3.2.16.2.13 Regulations for Non-Residential Uses
- Buildings fronting on Starwood Drive within 120 metres of the intersecting street line projections at Starwood Drive and Watson Parkway North shall contain ground level non-residential uses.
- Buildings fronting on Starwood Drive within 50 metres of the intersecting street line projections at Starwood Drive and Watson Parkway North shall incorporate ground level commercial uses along Starwood Drive, exclusive of live/work units.
- Street Entrances to non-residential units shall be located facing Starwood Drive
- The first storey of non-residential uses shall have a minimum ceiling height of 3.5 metres above grade.

5.4.3.2.16.2.14 Severability Provision
The provisions of this By-law shall continue to apply collectively to the whole of the subject lands in the R.4B-16 Zone, despite any future severance, conveyance, dedication, partition or division for any purpose.

5.4.3.2.16.2.15 No Building, underground parking, surface parking, pool or any other impervious surface shall be constructed closer than 30 m from the surveyed limit of the adjacent Provincially Significant Wetland.

5.4.3.2.16.2.16 Notwithstanding Section 5.4.3.2.16.1, the permitted uses within the 30 m setback from the surveyed limit of the adjacent Provincially Significant Wetland shall be restricted to sod, groundcover, gardens, a walking path and passive common amenity area for condominium resident’s use, native tree plantings and other vegetation species ecologically suitable to the site.

5.4.3.2.16.2.17 Notwithstanding Row 15 of Table 5.4.2, where an R.4 Zone abuts a P.1 Zone the requirement for a buffer strip shall be satisfied by the provision of a permanent fence.
5.4.3.2.17  **R.4B-17**

144 Watson Road North
As shown on Defined Area Map Number 62 of Schedule “A” to this By-law:

5.4.3.2.17.1  **Regulations**

In accordance with the provisions of Section 5.4.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions:

5.4.3.2.17.1.1  **Minimum Off-Street Parking**

Notwithstanding Section 4.13 and Table 5.4.2 Row 14, a minimum of 1.2 **Parking Spaces** per **Dwelling Unit** shall be provided.

5.4.3.2.17.1.2  **Minimum Common Amenity Area**

Notwithstanding Section 5.4.2.4.1 and Table 5.4.2, Row 12, the minimum **Common Amenity Area** shall be 6 square metres per **Dwelling Unit**.

5.4.3.2.18  **R.4B-18**

60 Woodlawn Road East
As shown on Defined Area Map Number 33 of Schedule “A” to this By-law:

5.4.3.2.18.1  **Permitted Uses**

Senior citizen **Apartments** or senior citizen **Townhouses**
Seniors’ rest home
Seniors’ **Nursing Home**
**Apartment Building**
**Townhouses**
**Religious Establishment**
**Medical Office**
**Living Classroom**
Accessory **Uses** in accordance with Section 4.23

5.4.3.2.18.1.1  **Definition**

For the purpose of the R.4B-18 **Zone**:

"**Medical Office**" shall mean a **Place** not to be located within the **Long Term Care Facility** in which two or fewer medical health physicians, licensed by the Province of Ontario, provide consultative, diagnostic and treatment services for humans and may include ancillary support professionals. Ancillary support professionals may include but are not limited to: nurse practitioners; registered nurses; chiropodists; administrative support and the like.

"**Living Classroom**" shall mean a **Place** that provides an in-situ learning platform that integrates theoretical and practical
education and training for health care workers in the gerontological field.

5.4.3.2.18.2 Regulations

5.4.3.2.18.2.1 Senior Citizen Apartments, Apartments, Nursing Home, Senior's Rest Home
All regulations of the R.4B Zone as specified in Section 5.4.2 shall apply with the following exceptions:

5.4.3.2.18.2.1.1 Minimum Front Yard
15 metres

5.4.3.2.18.2.1.2 Minimum Side Yard
In addition to the provisions of Row 8 of Table 5.4.2, any Building or Structure built adjacent to the Speed River shall have a minimum easterly side yard of 1.5 times the total Building Height.

5.4.3.2.18.2.1.3 Maximum Gross Floor Area
Living Classroom – 406 m²
Medical Office – 140 m²

5.4.3.2.18.2.1.4 Off-Street Parking
Despite Section 4.13.4, the minimum number of parking spaces shall be in accordance with the following requirements for the uses specified below:

Senior Citizen Apartments – 0.4 Parking Spaces per unit
Nursing Home or Rest Home – 0.2 Parking Spaces per unit
Living Classroom – Ratio of 1 space per 2 staff members plus 1 per 28 m² classroom Floor Space
Medical Office – 14 Spaces

Despite Section 4.13.2, Parking may be provided within the required Side Yards but not within 3 metres of any Lot Line.

5.4.3.2.18.2.1.5 Buffer Strips
The Buffer Strip in the R.4B-18 Zone shall be subject to site plan approval by the City of Guelph.

5.4.3.2.18.2.2 Senior Citizen Townhouses and Townhouses
All regulations of the R.3A Zone as specified in Section 5.3.2 shall apply with the following exceptions:
5.4.3.2.18.2.2.1  **Off-Street Parking**
Despite Section 4.13.4, the minimum number of **Parking Spaces** for one-bedroom **Senior Citizen Townhouses** shall be 0.4 **Parking Spaces** per townhouse unit.

5.4.3.2.18.2.2.2  **Buffer Strips**
The **Buffer Strip** in the R.4B-18 **Zone** shall be subject to site plan approval by the City of Guelph.

5.4.3.2.18.3  **Religious Establishments**
All regulations of the I.1 **Zone** as specified in Section 8.1.2 shall apply with the following exceptions:

5.4.3.2.18.3.1  **Buffer Strips**
The Buffer Strip in the R.4B-18 Zone shall be subject to site plan approval by the City of Guelph.

5.4.3.2.18.3.2  **Minimum Rear Yard**
14 metres

5.4.3.2.18.4  **Living Classroom**
The **Living Classroom** is to be located in the existing **Basement Area** of the **Long Term Care Facility** with a separate dedicated external entrance (or **Seniors’ Nursing Home** which is a defined **Use**) as regulated by the Long Term Care Homes Act, 2007, as amended from time to time or any successor thereof.

5.4.3.2.18.5  **Medical Office**
The **Medical Office use** must be located outside of the existing **Long Term Care Facility** (or **Seniors’ Nursing Home** which is a defined **Use**) as regulated by the Long Term Care Homes Act, 2007, as amended from time to time or any successor thereof.

5.4.3.2.19  **R.4B-19**
As shown on Defined Area Map Number 29 of Schedule “A” of this **By-law**.

5.4.3.2.19.1  **Permitted Uses**
In accordance with the **Uses** permitted by Section 5.4.1.1 of **By-law** Number (1995)-14864, as amended.

5.4.3.2.19.2  **Regulations**
In accordance with Section 5.4.2 and Table 5.4.2 (Residential Apartment) **Zone** of **By-law** Number (1995)-14864, as amended, with the following additions and exceptions:
5.4.3.2.19.2.1  **Building Setbacks**  
The minimum **Building** setback from the P.2 **Zone** shall be a minimum of 4.5 metres and a maximum of 8 metres.

5.4.3.2.19.2.2  **Angular Plane**  
Despite Section 4.16, the Angular Plane regulations do not apply.

5.4.3.2.19.2.3  **Setbacks of Upper Storeys**  
- The eighth **Storey** of the building shall be setback a minimum of 1.8 metres from the **Building** facing the P.2 (Neighbourhood Park) **Zone** and the two adjoining sides.
- The ninth and tenth **Storeys** shall be setback an additional minimum of 1.8 metres from the eighth **Storey** of the **Building** facing the P.2 (Neighbourhood Park) **Zone** and the two adjoining sides.

5.4.3.2.19.2.4  **Minimum Side Yard**  
The minimum **Side Yard** shall be 3 m.

5.4.3.2.19.2.5  **Minimum Common Amenity Area**  
The minimum **Common Amenity Area** required shall be 9.8 square metres per unit.

5.4.3.2.19.2.6  **Maximum Floor Space Index**  
The maximum **Floor Space Index** shall be 2.3.

5.4.3.2.19.2.7  **Maximum Density**  
The maximum density shall be 152 units per hectare.

5.4.3.2.20  **R.4B-20**  
1888 Gordon Street  
As shown on Defined Area Map Number 73 of Schedule “A” of this **By-law**.

5.4.3.2.20.1  **Permitted Uses**  
Despite Section 5.4.1.2 of this **By-law**, the following additional **Uses** shall also be permitted.
- **Bake Shop**
- **Cluster Townhouse**
- **Office**
- **Personal Service Establishment**
- **Restaurant (Take-Out)**
- **Stacked Townhouse**
5.4.3.2.20.2 Regulations
In accordance with the provisions of Section 4 (General Provisions), Section 5.4.2 and Table 5.4.2 of Zoning **By-law** (1995)-14864, as amended, with the following exceptions and additions:

5.4.3.2.20.2.1 Regulations for Non-Residential Uses
The maximum **Gross Floor Area** for the permitted non-residential **Uses** shall not exceed a total of 1,476 square metres and only be located within a non-residential **Building**.

5.4.3.2.20.2.2 Front Yard
For the purposes of this **Zone**, the **Front Yard** shall be considered the Gordon Street frontage.

5.4.3.2.20.2.3 Building Yard Setbacks
Despite Table 5.4.2, Row 6 of this **By-law**, the minimum **Yard** setback to all **Buildings** shall be:

- A minimum setback from the north **Lot Line** of 12 metres.
- A minimum setback from the south **Lot Line** of 3 metres.
- A minimum setback to the west **Lot Line** (Gordon Street right-of-way) of 6 metres.
- A minimum setback and consisting of a **Landscaped Buffer** to the east lot line of 39 metres.

Notwithstanding the minimum east **Lot Line** setback, a minimum **Yard** setback does not apply to the east **Lot Line** of the site, measured a minimum 125 metres south of Poppy Drive East.

5.4.3.2.20.2.4 Minimum Distance Between Buildings
Despite Section 5.4.2.2 and Table 5.4.2 of this **By-law**, the minimum distance between the **Building** Face of **Buildings** exceeding 9 **Stories** shall be 35 metres, measured to the base of the **Building** at ground level.

5.4.3.2.20.2.5 Floor Space Index
Despite Table 5.4.2, Row 18 of this **By-law**, the **Floor Space Index** (F.S.I) shall be 2.0.
5.4.3.2.20.2.6 Maximum Building Height
Despite Table 5.4.2, Row 10 of this By-law, Sections 4.16, 4.18, 5.4.2.5 and Defined Area Map Number 73, the maximum Building Height shall be 14 Storeys or a maximum of 50 metres in height, whichever is greater.

5.4.3.2.20.2.7 Maximum Density
Despite Table 5.4.2, Row 5 of this By-law, the maximum density of the entire site shall be 175 units per hectare.

5.4.3.2.20.2.8 Angular Plane
Building height shall not exceed a 51-degree Angular Plane projected from the Centre Line of the Gordon Street right-of-way; and,

Building height shall not exceed a 33-degree Angular Plane projected from the Side Lot Line that is adjacent to Hawkins Drive.

5.4.3.2.20.2.9 Maximum Building Floorplate Area
Above the 11th Storey: 1,300 square metres
Above the 13th Storey: 1,150 square metres

5.4.3.2.20.2.10 Private Amenity Area for Stacked and Cluster Townhouses
Despite Section 5.3.2.5.1 of this By-law, a minimum Private Amenity Area per Dwelling Unit for Stacked and Cluster Townhouses is not applicable.

5.4.3.2.20.2.11 Landscape Buffer Definition
For the purposes of this zone, a Landscape Buffer shall mean “the area of the Lot which is at grade and used for the growth and maintenance of natural vegetation and other landscaping.”

5.4.3.2.20.2.12 Parking
For non-residential Uses, to require an off-street Parking ratio of 1 Parking space per 45 square metres of Gross Floor Area.

Despite Section 4.13.3.2.2 of this By-law, the minimum off-street Parking size within an enclosed Garage shall be 2.7 metres by 5.5 metres.

5.4.3.2.20.2.12.1 Visitor Parking
Despite Section 4.13.6 of this By-law, in addition to above grade, visitor Parking may be also located underground, provided the Parking spaces are unobstructed and clearly identified as being reserved for the exclusive use of visitors.
5.4.3.2.20.2.12.2 Underground Parking Setback
To permit an underground Parking structure to be setback 0 metres from any Lot Line.

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5.4.3.2.21 R.4B-21
233 and 237 Janefield Avenue
As shown on Defined Area Map 17 of Schedule “A” of this By-law.

5.4.3.2.21.1 Permitted Uses
In accordance with the Uses permitted by Section 5.4.1.2 of By-law Number (1995)-14864, as amended.

5.4.3.2.21.2 Regulations
In accordance with Section 4 and Section 5.4.2 of the By-law, with the following exceptions:

5.4.3.2.21.2.1 Minimum Westerly Interior Side Yard
Notwithstanding Table 5.4.2, Row 8, the westerly interior Side Yard shall be a minimum of 15 metres wide.

5.4.3.2.21.2.2 Minimum Setback from Torch Lane
Notwithstanding Table 5.4.2, Row 6, the minimum Exterior Side Yard fronting onto Torch Lane shall be 30 metres.

5.4.3.1.21.2.3 Maximum Building Height

5.4.3.1.21.2.3.1 Notwithstanding Table 5.4.2, Row 10, the maximum Building Height shall be limited to 8 Storeys within 30 metres of the westerly interior Side Lot Line.

5.4.3.1.21.2.3.2 In addition to Table 5.4.2, Rows 8 and 10 and Section 4.16, Building Height shall not exceed an angular plane of 35 degrees projected from the Centre Line of Torch Lane.

5.4.3.1.21.2.4 Maximum Building Length
That a maximum Building length of 65 metres be permitted above the second Storey.

5.4.3.1.21.2.5 Built Form Stepback
That the building must stepback a minimum of 6 metres above the 9th Storey from the edge of the Building facing the easterly interior Side Lot Line.
5.4.3.3 Restricted Defined R.4C Areas – Specialized R.4C Zones

5.4.3.3.1 R.4C-1
60 Cardigan St.
As shown on Defined Area Map Number 36 of Schedule “A” of this By-law.

5.4.3.3.1.1 Permitted Uses
Notwithstanding Section 5.4.1.3, within the Specialized R.4C(H)-1 Zone, no Building or Structure shall be erected or Used except for one or more of the following Uses:
- Apartment Buildings
- Stacked Townhouses
- Accessory Uses in accordance with Section 4.23.

5.4.3.3.1.2 Regulations
In accordance with all regulations of the R.4C Zone as specified in Sections 4 and 5.4.2, with the following exceptions and additions:

5.4.3.3.1.2.1 Maximum Density
68 units per acre.

5.4.3.3.1.2.2 Minimum Front Yard
- Existing Building (60 Cardigan Street) – 0 metres
- All new Buildings – 3 metres

5.4.3.3.1.2.3 Minimum Side Yard
- Existing Building (60 Cardigan Street) – 0 metres
- All new Buildings – in accordance with Table 5.4.2

5.4.3.3.1.2.4 Minimum Rear Yard
7.5 metres

5.4.3.3.1.2.5 Maximum Building Height
Existing Building (60 Cardigan Street) – 3 Storeys
All new Buildings – 5 Storeys

5.4.3.3.1.2.6 Minimum Off-Street Parking
1.25 spaces per Dwelling Unit

5.4.3.3.1.2.7 Location of Off-Street Parking Spaces
i. Uncovered Parking Areas shall comply with Section 4.13.2 of this By-law.
ii. Nothing in this By-law shall prevent the location of an underground Parking Area in any part of the required Side...
Yard or Rear Yard provided such underground Parking Area is not within 1.5 metres of a Lot Line.

5.4.3.3.1.2.8 Angular Plane
All Buildings and Structures shall be constructed below an angular plane measured 45 degrees from the centre line of the Street.

Notwithstanding the foregoing, this provision shall not apply to a third Storey addition to the existing Building known as 60 Cardigan Street.

17559 5.4.3.3.1.2.9 Deleted by By-law (2004)-17559
5.4.3.4  **Restricted Defined R.4D Areas – Specialized R.4D Zones**

5.4.3.4.1  **R.4D-1**
28-42, 46 Essex St.
As shown on Defined Area Map Number 25 of Schedule “A” of this By-law.

5.4.3.4.1.1  Permitted Uses
In addition to the Uses listed in Section 5.4.1, the legal Uses existing on the properties on the date of the passing of this By-law shall also be permitted.

5.4.3.4.1.2  Regulations
Buildings or Structures in the R.4D-1 Zone which existed legally prior to the passage of this By-law shall be deemed to conform with this By-law. Any extension or enlargement of existing Buildings or Structures shall be in accordance with Sections 4 and 5.4.2.

5.4.3.4.2  **R.4D-2**
As shown on Defined Area Map Number 36 of Schedule “A” of By-law Number (1995)-14864, as amended.

5.4.3.4.2.1  Permitted Uses
A maximum of four (4) Apartment Dwelling Units within the existing Building known as 122-124 Cardigan Street.

5.4.3.4.2.2  Regulations
Subject to the regulations of Section 5.4.2 of Zoning By-law (1995)-14864, as amended, with the following additions and exceptions:

5.4.3.4.2.2.1  Minimum Lot Frontage
14.5 metres.

5.4.3.4.2.2.2  Minimum Lot Area
424 square metres.

5.4.3.4.2.2.3  Minimum Front and Exterior Side Yard
The Street Line is recognized as the minimum Front and Exterior Side Yards in the R.4D-2 Zone.

5.4.3.4.2.2.4  Minimum Side Yard
3 metres.
5.4.3.4.2.2.5 **Landscaped Open Space**
Shall be provided on a basis of 18.5 square metres per dwelling unit and may be located in any yard.

5.4.3.4.2.2.6 Minimum Off-Street Parking
Parking shall be provided on the basis of 1.25 *Spaces* per *Dwelling Unit*.

5.4.3.4.2.2.7 Parking Location
Notwithstanding Section 4.13.2.2 of Zoning *By-law* (1995)-14864, parking may be located within 3 metres of any *Lot Line* or the *Street Line* and may be located within 3 metres of a *Building* entrance or any window to a *Habitable Room*.

5.4.3.4.2.2.8 *Parking Space* Dimensions
Notwithstanding Section 4.13.3.2 of Zoning *By-law* (1995)-14864, *Parking Space* dimensions shall be a minimum of 2.75 metres by 5.5 metres.

5.4.3.4.2.2.9 **Buffer Strips**
A privacy fence only shall be provided along the southerly and westerly property lines separating the R.4D-2 *Zone* from other abutting *Zones*.

5.4.3.4.2.2.10 Maximum *Building Height*
Shall not exceed 2.5 *Storeys*.

5.4.3.4.2.2.11 Maximum Density
Shall not exceed 107 units per hectare.

5.4.3.4.2.2.12 **Corner Lots**
Notwithstanding Section 4.6.1 of Zoning *By-law* (1995)-14864, as amended, the existing *Building* may locate within the sight line triangle.

5.4.3.4.3 **R.4D-3**
Poppy Lane
As shown on Defined Area Map Number 17 of Schedule “A” of this *By-law*.

5.4.3.4.3.1 Permitted *Uses*
Notwithstanding Section 5.4.1.4, within the Specialized R.4D-3 *Zone*, no *Building* or *Structure* shall be erected or *Used* except for one or more of the following permitted *Uses*:
- **Apartment Building**
- **Stacked Townhouse**
- **Cluster Townhouse**
- **Accessory Use** in accordance with Section 4.23

5.4.3.4.3.2 Regulations

5.4.3.4.3.2.1 Regulations for **Apartment Buildings**

5.4.3.4.3.2.1.1 Maximum Density
74.12 units per hectare (30 units per acre).

5.4.3.4.3.2.1.2 Maximum **Building Height**
Three (3) **Storeys**.

5.4.3.4.3.2.1.3 Minimum **Setback** From the Hanlon Parkway
14 metres.

5.4.3.4.3.2.1.4 **Buffer Strip**
In addition to the requirements of Table 5.4.2, Row 15, a minimum 3 metre **Buffer Strip** shall be provided along the northwesterly **Lot Line**.

5.4.3.4.3.2.2 Regulations for **Cluster or Stacked Townhouses**
In accordance with all regulations of the R.3A **Zone** as specified in Sections 4 and 5.3.2 with the following addition:

5.4.3.4.3.2.2.1 Minimum **Setback** From the Hanlon Parkway
14 metres.

5.4.3.4.3.2.2.2 **Buffer Strip**
In addition to the requirements of Table 5.3.2, Row 14, a minimum 3 metre **Buffer Strip** shall be provided along the northwesterly **Lot Line**.

5.4.3.4.3.3 Deleted by **By-law** (1999)-16221

5.4.3.4.4 **R.4D-4**
25-27 London Road East
As shown on Defined Area Map Number 36 of Schedule “A” of this **By-law**.

5.4.3.4.4.1 Permitted **Uses**
In accordance with permitted **Uses** listed in Section 5.4.1.4 of Zoning **By-law** (1995)-14864, as amended.

5.4.3.4.4.2 Regulations
In accordance with Section 4 (General Provisions), Section 5.4.2 and Table 5.4.2 (Residential Apartment) Zone regulations of Zoning By-law (1995)-14864, as amended with the following exceptions:

5.4.3.4.2.1 Minimum Lot Area
In spite of Row 3 of Table 5.4.2, the permitted Lot Area shall be 442 square metres.

5.4.3.4.2.2 Minimum Front Yard
In spite of Row 6 of Table 5.4.2, the minimum Front Yard shall be 0.5 metres for the existing Building.

5.4.3.4.2.3 Minimum Side Yard
In spite of Row 8 of Table 5.4.2, the minimum westerly Side Yard shall be 0.2 metres for the existing Building.

5.4.3.4.2.4 Location of Parking Spaces
5.4.3.4.2.4.1 In spite of Section 4.13.2.2, Parking Spaces shall be permitted adjacent to the rear and side Lot Lines.

5.4.3.4.2.4.2 In spite of Section 4.13.2.2.2, a Driveway or Parking Area associated with the existing Building shall be permitted to be within 3 metres of a Habitable Room window.

5.4.3.4.2.5 Driveway Width
In spite of Section 4.13.7.2, a Driveway width of 3 metres shall be permitted for the existing Building.

5.4.3.4.5 R.4D-5
329 Speedvale Avenue East
As shown on Defined Area Map 44 of Schedule “A” of this By-law.

5.4.3.4.5.1 Permitted Uses
In accordance with Section 5.4.1.1 of Zoning By-law (1995)-14864.

5.4.3.4.5.2 Regulations
In accordance with Section 4 (General Provisions), Section 5.4.2 and Table 5.4.2 (Infill Apartment Zone Regulations) of Zoning By-law (1995), amended with the following special regulations:

5.4.3.4.5.2.1 Minimum Front Yard
Despite Row 6, Table 5.4.2, the minimum Front Yard shall be 6 metres and in accordance with Section 4.24.

5.4.3.4.5.2.2 Minimum Exterior Side Yard
Despite Row 6, Table 5.4.2, the minimum *Exterior Side Yard* shall be 4.5 metres and in accordance with Section 4.24.

5.4.3.4.5.2.3 **Off-Street Parking**

5.4.3.4.5.2.3.1 Despite Section 4.13.2.2, every *Parking Space* shall be located 0 metres from the *Rear Lot Line* and shall be 1.5 metres from the *Side Lot Line*.

5.4.3.4.5.2.3.2 Despite Section 4.13.2.2.2, no part of any *Driveway* or surface *Parking Area* shall be located within 2 metres of a *Building* entrance or any window of a *Habitable Room*.

5.4.3.4.5.2.4 **Corner Lot**

Despite Section 4.6.1 i), the required sight line triangle, formed by joining the point of intersection to points on each *Street Line*, shall be measured 12 metres from the point of intersection, and no part of a *Building, Structure*, play equipment, statue or parked motor vehicle shall be located within this area.

5.4.3.4.6 **R.4D-6**

45 Cross Street, 20 and 28 Ontario Street

As shown on Defined Area Map 38 of Schedule “A” of this By-law

5.4.3.4.6.1 **Permitted Uses**

- A maximum of 78 apartment *Dwelling Units* within the existing *Building* known as 45 Cross Street
- A *Single Detached Dwelling Unit* within the *Building* known as 20 Ontario Street A *Single Detached Dwelling Unit* within the *Building* known as 28 Ontario Street
- *Accessory Uses* in accordance with Section 4.23

5.4.3.4.6.2 **Regulations**

In accordance with Section 2.5.4 (Existing Non-Complying Regulations), Section 4 (General Provisions) and Section 5.4.1.4 (R.4D Infill Apartment Zone Regulations) and Table 5.4.2 (Residential Apartment R.4D Zone Regulations) of Zoning By-law (1995)-14864, as amended, with the following additions and exceptions:

5.4.3.4.6.2.1 **Minimum Landscaped Open Space**

- Despite Table 5.4.2, Row 13, *Landscaped Open Space* shall be provided throughout the property with the exception of the *Front Yard*.

5.4.3.4.6.2.2 **Off Street Parking Location:**

- Despite Section 4.13.2.2, Off-street *Parking* spaces may be
located within 3m of any Lot Line

Deleted by By-law (2004)-17158

R.4D-7
12 Glasgow Street South
As shown on Defined Area Map 25 of Schedule “A” of this By-law.

Permitted Uses
In accordance with the provisions of Section 5.4.1.4 of Zoning By-law (1995) – 14864, as amended.

Regulations
In accordance with the provisions of Section 5.4.2 of Zoning By-law (1995)–14864, as amended, with the following exceptions:

Maximum Density
Despite Row 5, Table 5.4.2, the maximum density shall be 29 Units.

Minimum Side Yard
Despite Row 8, Table 5.4.2, the minimum Side Yard shall be 4 metres.

Maximum Building Height
Despite Row 10, Table 5.4.2, the maximum Building height shall be 3 Storeys.

Off-Street Parking
Despite Row 14, Table 5.4.2 and Section 4.13.2.2, Parking Spaces shall be permitted within 3 metres of the Lot Line.

Fences
Despite Row 19, Table 5.4.2 and Section 4.20.9, a Fence located in the Front Yard shall not exceed 1.2 metres in height; and

Despite Row 19, Table 5.4.3 and Section 4.20.10, a Fence located in the Exterior Side Yard shall not exceed 1.2 metres in height.

Permitted Uses
• Supportive Housing
• Accessory Uses in accordance with Section 4.23
For the purposes of this Zone, Supportive Housing shall mean the Use of a Building with Dwelling Units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, collective dining facilities, laundry facilities, counseling, educational services and life skills training.

5.4.3.4.8.2 Regulations
In accordance with the provisions of Section 4 (General Provisions), Section 5.4.3 and Table 5.4.2 of By-law Number (1995)-14864, as amended, with the following exceptions:

5.4.3.4.8.2.1 Maximum Number of Dwelling Units
9

5.4.3.4.8.2.2 Minimum Side Yard
2.5 metres

5.4.3.4.8.2.3 Off-Street Parking
A minimum of 7 Parking Spaces shall be provided

5.4.3.4.8.2.4 Parking Space Dimensions
The minimum exterior Parking Space dimensions shall be 2.5 metres by 5.5 metres for a maximum of 6 Parking Spaces.

5.4.3.4.8.2.5 Minimum Parking Area Setbacks
The minimum Side Yard Parking Area Setbacks shall be 0 metres. The minimum Rear Yard Parking Area Setbacks shall be 0.7 metres.

5.4.3.4.8.2.6 Minimum Surface Driveway Setbacks
The minimum surface Driveway Setbacks shall be 1.2 metres from a Building entrance or any window of a Habitable Room

5.4.3.4.8.2.7 Minimum Front Yard Setback
The minimum Front Yard Setback shall be 2.5 metres.

5.4.3.4.9 R.4D-9
139 Morris Street
As shown on Defined Area Map 46 of Schedule “A of this By-law.

5.4.3.4.9.1 Permitted Uses
In accordance with the Uses permitted by Section 5.4.1.4 of By-law Number (1995)-14864, as amended
5.4.3.4.9.2 Regulations
In accordance with Section 5.4.2 of the By-law, with the following exceptions and additions:

5.4.3.4.9.2.1 Maximum Building Height
Despite Table 5.4.2, Row 10 and Sections 4.16, 4.18 and Defined Area Map No. 68, the maximum Building Height shall be three (3) Storeys.

5.4.3.4.9.2.2 Minimum Separation from Railway Right-of-Way
9.0 metres

5.4.3.4.9.2.3 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, phase of registration, partition or division for any purpose.

20147 5.4.3.4.9.3 Holding Provision
Deleted by By-law (2017)-20147

19979 5.4.3.4.10 R.4D-10
360 Woolwich St/15 Mont Street
As shown on Defined Area Map 23 of Schedule “A of this By-law.

5.4.3.4.10.1 Permitted Uses
• Maximum of 6 Apartment Dwelling Units
• Office
• Artisan Studio

For the purposes of this Zone, non-residential Uses shall only be permitted to be located on the Ground Floor within 16 metres of the Woolwich Street Lot Line at a total maximum Gross Floor Area of 135 square metres.

5.4.3.4.10.2 Regulations
In accordance with Section 4 (General Provisions) and Section 5.4.2 and Table 5.4.2 (Infill Apartment Zone Regulations) with the following additions and exceptions:

5.4.3.4.10.2.1 Minimum Lot Frontage
14.3 metres

5.4.3.4.10.2.2 Maximum Building Height
3 Storeys
5.4.3.4.10.2.3 Minimum **Front Yard** *(setback from Woolwich Street)*
- 0.5 metres for **Building**
- 0 metres for exterior stairs

5.4.3.4.10.2.4 Minimum **Side Yard** *(northerly property line)*
- 1.5 metres for **Building** addition
- 0.8 metres for existing **Building** at 360 Woolwich Street

5.4.3.4.10.2.5 Minimum **Exterior Side Yard** *(setback from Mont Street)*
- 1.7 metres
- A minimum of 75% of the **Building** addition length shall be located a minimum of 3.5 metres from Mont Street

5.4.3.4.10.2.6 Minimum **Rear Yard** *(westerly property line)*
4.5 metres

5.4.3.4.10.2.7 Off-Street Parking
- 1 off-street **Parking Space** per **Dwelling Unit**
- 1 off-street **Parking Space** per 45 square metres of **Gross Floor Area** for **Office Use** and **Artisan Studio Use**

5.4.3.4.10.2.8 Minimum **Driveway Width**
3.7 metres

5.4.3.4.10.2.9 Location of **Parking Spaces** and **Driveways**
- Minimum *setback* to a **Parking Space** of 0.3 metres from the easterly property line
- Minimum *setback* to a **Parking Space** of 1.5 metres from the northerly and westerly property line
- Minimum distance required between a surface **Driveway** and a **Building** entrance or window of **Habitable Rooms** shall be 0.3 metres

5.4.3.4.10.2.10 **Amenity Area**
Rooftop **Amenity Areas** shall not be permitted.