

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**

16025 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.

15378 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**.

15378 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.

20187 5.4.3.1.14

R.4A-14

Deleted by By-law (2017)-20187

5.4.3.1.15

R.4A-15

14-16 Commercial St.

As shown on Defined Area Map Number 24 of Schedule "A" of this **By-law**.

5.4.3.1.15.1

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***

5.4.3.1.15.2

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:

5.4.3.1.15.2.1

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.

5.4.3.1.15.2.2

Minimum Side Yard

3 metres.

5.4.3.1.15.2.3

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.

15378
17185

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 **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 **Building Height**
3.5 **Storeys**
- 5.4.3.1.22.1.2 Maximum Density
30 **Dwelling Units** per acre of **Lot Area**.
- 5.4.3.1.22.1.3 Minimum **Side Yards**
Right **Side Yard** – 3 metres.
Left **Side Yard** – In accordance with the provisions of Section 5.4.2.
- 5.4.3.1.23 **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 **Uses**
In addition to the **Uses** listed in Section 5.4.1.1, the following **Use** shall also be permitted in the R.4A-23 **Zone**:
- **On-Street Townhouses**
- 5.4.3.1.23.2 Regulations for **Apartments**
In accordance with Sections 4 and 5.4.2.
- 5.4.3.1.23.3 Regulations for **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 **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 **Uses**
One or more **Apartment Buildings** containing up to 56 units.
- 5.4.3.1.24.2 Regulations
- 5.4.3.1.24.2.1 Maximum **Building Height**
In the R.4A-24 **Zone**, an **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.

15006 5.4.3.1.27

15445

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.

15341
15378

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.

15378 5.4.3.1.29

R.4A-29

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

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 Spaces**
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**.

- 16170 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.
- 17064 5.4.3.31 **R.4A-31**
19251 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 5.4.3.32 **R.4A-32**
17557 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 5.4.3.1.33 **R.4A-33**
500 Victoria Road North
As shown on Defined Area Map Number 43 of Schedule “A” of this **By-law**.
- 5.4.3.1.33.1 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.

5.4.3.1.33.2 Regulations

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

5.4.3.1.33.2.1 Maximum **Building Height**

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

5.4.3.1.33.2.2 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**.

5.4.3.1.33.2.3 Minimum Distance between **Buildings**

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

18657
19029

5.4.3.1.34 **R.4A-34**

As shown on Defined Area Map Number 75 of Schedule “A” of this **By-law**.

5.4.3.1.34.1 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**

5.4.3.1.34.2 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:

5.4.3.1.34.2.1 Maximum **Building Height**

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

5.4.3.1.34.2.2 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.

5.4.3.1.34.2.3 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.

18918 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.

OMB
Z070067

- 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 5.4.3.1.39 **R.4A-39**
20066 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 23m² 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.
- 19138 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:

- 5.4.3.1.40.1.1 Minimum Residential Density
90 units per hectare
- 5.4.3.1.40.1.2 Maximum Residential Density
100 units per hectare
- 19282 5.4.3.1.41 **R.4A-41**
781-783 Wellington Street West
As shown on Defined Area Map 5 of Schedule "A" of this **By-law**.
- 5.4.3.1.41.1 Permitted **Uses**
In accordance with the provisions of Section 5.4.1.1 of Zoning By-law (1195)-14864, as amended.
- 5.4.3.1.41.2 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:
- 5.4.3.1.41.2.1 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.
- 5.4.3.1.41.2.2 **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**
- 5.4.3.1.41.2.3 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.
- 19234 5.4.3.1.42 **R.4A-42**
As shown on Defined Area Map Number 30 of Schedule "A" of this **By-law**.

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

19234 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

19474 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.

19476 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.

19691 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
- 19684 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.
- 19969 5.4.3.1.48 **R.4A-48**
20067 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)

20002 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.

20213 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**.

20319 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.

20362 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.

20436 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**

D.2-2

- Bachelor or 1 bedroom unit – 37 m²
- Units providing 2 or more bedrooms – 60.5 m²

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 **Parking Spaces** 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.
- 5.4.3.2.3.2.2.2 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.

5.4.3.2.5.2 **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 %

15378 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.

16947 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.

18900 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.

19405 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**

- **Office**
- **Personal Service 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.

19678 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 **Landscape Open Space** shall be 35%.

- 19793
19869 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 m ² of Gross Floor Area |

5.4.3.2.15.2.6 Bicycle Parking

5.4.3.2.15.2.6.1 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**

19793 5.4.3.2.15.4 **R.4B-15.2**
 20135 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 m²
- 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 m²
- 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 6th **Storey** 1200 m²
 Above the 10th **Storey** 800 m²
- 5.4.3.2.15.4.1.4 Maximum Floor Plate Ratio Restriction
 Above 10th **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

5.4.3.2.15.4.1.7 **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 11 **Storeys**

20135 5.4.3.2.15.4.1.8 **Holding Provision**
 Deleted by By-law (2017)-20135

19793
20277 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**

20277 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**

- **Home Occupation**
- **Laundry**
- **Medical Clinic**
- **Medical Office**
- **Office**
- **Parking Facility** (within **Structure** only)
- **Personal Service Establishment**
- **Pharmacy**
- **Postal Service**
- **Print Shop**
- **Recreation Centre**
- **Restaurant**
- **Restaurant (Take-Out)**
- **Retail Establishment**

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 6 th Storey | 1200 m ² |
| Above the 8 th Storey | 1000 m ² |

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.

19793 5.4.3.2.15.7

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**

- **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 Clinic**
- **Medical Office**
- **Office**
- **Parking Facility** (within **Structure** only)
- **Personal Service Establishment**
- **Pharmacy**
- **Postal Service**
- **Recreation Centre**
- **Restaurant**
- **Restaurant (Take-Out)**
- **Retail Establishment**
- **Tavern**

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

- 5.4.3.2.15.7.2.3 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
- 5.4.3.2.15.7.2.4 Minimum **Landscaped Open Space**
Despite Table 5.4.2, Row 13, the minimum **Landscaped Open Space** shall be a total of 900 m²
- 5.4.3.2.15.7.2.4.1 Despite the definition in Section 3.1, **Landscaped Open Space** may include open space located either at grade or above a **Building** or **Structure**.
- 5.4.3.2.15.7.2.5 Minimum **Yards**
- 5.4.3.2.15.7.2.5.1 Minimum **Front Yard** (Arthur St)
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum **Front Yard** shall be 3.0 metres
- 5.4.3.2.15.7.2.5.2 Minimum **Exterior Side Yard** (Elizabeth St)
Despite Section 4.24 and Table 5.4.2, Row 6, the minimum **Exterior Side Yard** shall be 3.0 metres
- 5.4.3.2.15.7.2.6 Underground Parking **Setback**
An underground parking structure is permitted to be **Setback** 0 metres from a **Lot** line.
- 5.4.3.2.15.7.2.7 **Building Heights**
Despite Table 5.4.2 Row 10 and Sections 4.16, 5.4.2.1 and Defined Area Map No. 68, the minimum **Building Height** is 4 **Storeys** and the maximum **Building Height** is 14 **Storeys**.
- 5.4.3.2.15.7.2.7.1 Minimum Ground Floor Height
For ground floor non-residential units, the minimum floor-to-ceiling **Height** shall be 4.5 metres
- 5.4.3.2.15.7.2.8 Maximum **Building** Floor Plate Area
Above the 6th **Storey** 1200 m²
Above the 8th **Storey** 1000 m²
- 5.4.3.2.15.7.2.9 Maximum Dimensional Floor Plate Ratio
Above 4th **Storey** 2.2:1.0
- 5.4.3.2.15.7.2.10 **Setbacks** of Upper **Storeys** of **Apartment Buildings**
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.

19968 5.4.3.2.16 **R.4B-16**

78 Starwood Drive

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

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**

- **Retail Establishment**
- **Dry Cleaning Outlet**
- **Florist**
- **Medical Office** (maximum of 1 practitioner)
- **Office**
- **Commercial School**

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*

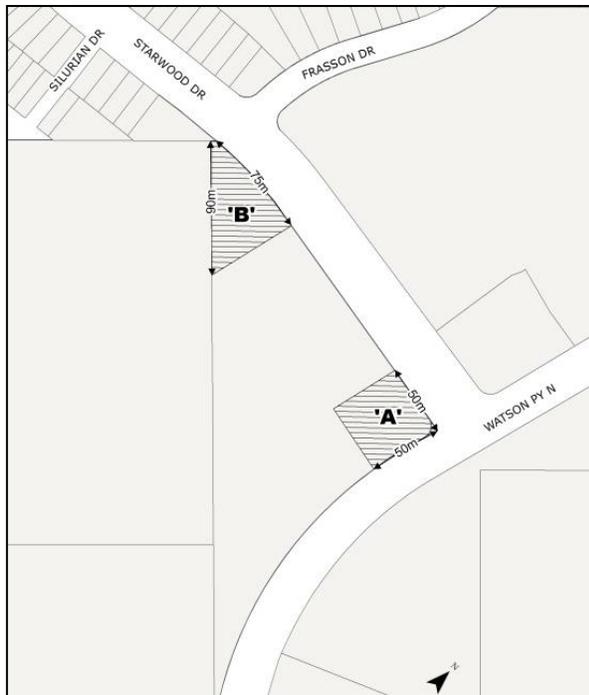
4 Storeys, except for the portion of the site shown as Area “A” in Illustration 1 below (*within 50 metres of the intersecting street line projections on Starwood Drive and Watson Parkway North*), where the minimum building height shall be 6 storeys.

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.

- 19837 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**.
- 19897 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.

20034 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.

20287 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**.

20320 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**

15049 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.

15692 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.

14937 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.

15775
 15988
 16221

- 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.

15988 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.

15988 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**.

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

16527 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:

- 5.4.3.4.4.2.1 Minimum **Lot Area**
In spite of Row 3 of Table 5.4.2, the permitted **Lot Area** shall be 442 square metres.
- 5.4.3.4.4.2.2 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**.
- 5.4.3.4.4.2.3 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**.
- 5.4.3.4.4.2.4 Location of **Parking Spaces**
- 5.4.3.4.4.2.4.1 In spite of Section 4.13.2.2, **Parking Spaces** shall be permitted adjacent to the rear and side **Lot Lines**.
- 5.4.3.4.4.2.4.2 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.
- 5.4.3.4.4.2.5 **Driveway** Width
In spite of Section 4.13.7.2, a **Driveway** width of 3 metres shall be permitted for the existing **Building**.

16594
16956

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**

D.4-5

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.

16966
17158

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**

17158 5.4.3.4.6.2.3 Deleted by **By-law** (2004)-17158

17239 5.4.3.4.7 **R.4D-7**
12 Glasgow Street South
As shown on Defined Area Map 25 of Schedule “A” of this **By-law**.

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

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

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

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

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

5.4.3.4.7.2.4 **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**.

5.4.3.4.7.2.5 **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.

19630 5.4.3.4.8 **R.4D-8**
185-187 Bristol Street
As shown on Defined Area Map Number 25 of Schedule “A” of this **By-Law**

5.4.3.4.8.1 **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**.

19866 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.

20009
20147 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.

