SECTION 14 – SPECIALIZED DOWNTOWN ZONES

14.1

D.1-24
25 Wellington St, 24 Commercial St, 9 Cork Street, 11 Cork Street
As shown on Defined Area Map 24 and 25 of Schedule “A” of this By-law.

14.1.1 Permitted Uses

Residential Uses
- Apartment Building (2)
- Group Home (3)
- Home for the Aged (2)
- Nursing Home (2)
- Home Occupation (4)
- Live-Work Units (5)
- Lodging House Type 1 (3)
- Mixed-Use Building (5) (6)
- Multiple Attached Dwelling (2)
- Townhouse (2)

Retail Uses
- Agricultural Produce Market (1)
- Retail Establishment (1)

Service Uses
- Artisan Studio
- Auction Centre (1)
- Catering Service
- Commercial Entertainment (1) (7)
- Commercial School
- Daycare Centre
- Financial Establishment (1)
- Micro-Brewery or Brew Pub (1) (8)
- Restaurant (1) (7)
- Service Establishment (1)
- Tavern (1) (8)
- Taxi Establishment
- Tradesperson’s shop

Office Uses
- Laboratory
- Medical Clinic
- Medical Office
- Office
- Research Establishment
Community Uses
- Arena
- Art Gallery (1)
- Club
- Emergency Shelter (9)
- Government Office (1)
- Library (1)
- Museum (1)
- Public Hall (7)
- Recreation Centre (1)
- Religious Establishment
- School
- School, Post Secondary
- Transit Terminal

Hospitality Uses
- Bed and Breakfast (10)
- Hotel (1)
- Tourist Home

Other
- Accessory Uses
- Occasional Uses (11)
- Public Parking Facility

Additional Regulations for Section 14.1.1:

1. Active Uses in accordance with Section 14.2.3 and 14.3.1.3.
2. Not permitted on streets identified as Active Frontage Areas in Section 14.2.3 and 14.3.1.3.
3. In accordance with Section 4.25.
4. In accordance with Section 4.19.
5. In accordance with Section 14.2.3 and 14.3.1.3.
6. In Active Frontage Areas as identified in Section 14.2.3 and 14.3.1.3, Dwelling Units are not permitted in the Cellar, Basement, or on the main floor level (i.e. in the first Storey).
7. Where a Lot Line abuts a R.1, R.2 or R.3 Zone, a Commercial Entertainment, Restaurant and Public Hall shall not exceed a maximum of 500 m2 G.F.A.
8. Where a Lot Line abuts a R.1, R.2 or R.3 Zone, a Tavern and a Micro-Brewery or Brew Pub shall not be permitted.
9. In accordance with Section 4.29.
10. In accordance with Section 4.27 except 4.27.3.
11. In accordance with Section 4.21.
The following definitions shall apply to the D.1-24 Zone:

“Active Entrance” means a door that is clearly intended and designed to be the principal entrance or one of the principal entrances for use on a permanent basis, facing a public Street or public square and excludes emergency egress doors, garage doors, service doors, loading doors and doors giving access to storage areas.

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

“Automated Parking System” means a mechanical system, wholly contained within an enclosed Building or Structure, which moves motor Vehicles to a Parking Space in a parking garage without the Vehicles being occupied or operated by a human being.

“Bicycle Parking Space” means a Bicycle Parking Space, Long-term and/or a Bicycle Parking Space, Short Term.

“Bicycle Parking Space, Long Term” means an area that is equipped with a bicycle rack or locker that is accessible, secure, weather-protected and for use by occupants or tenants of a Building and is not provided within a Dwelling Unit, suite or on a Balcony.

“Bicycle Parking Space, Short-Term” means an area for the purpose of parking and securing bicycles with a bicycle rack that is accessible for visitors to a Building and is located outdoors or indoors but not within a commercial suite, Dwelling Unit, secured room, enclosure or bicycle locker.

“Drive-Through Facility” means a Place Used to provide or dispense products or services through an attendant, a window, or an automated machine to persons remaining in Vehicles in a designated stacking lane(s), which may or may not include an order box and menu boards, but does not include a Public Parking Facility.

“Floorplate” means the gross horizontal floor area of a single floor measured from the exterior walls of a Building or Structure and shall not include Balconies.

“Government Office” means a Building or portion thereof Used by the public (Federal, Provincial, Country or Municipal) sector Government(s) to conduct public administration or provide a public service.
“Live-Work Unit” shall mean a unit within a Building, in which a portion of the unit at grade level may be Used as a business establishment and the remainder of the unit shall be a Dwelling Unit and whereby each “live” and “work” component within a portion of the unit has an independent entrance from the outside and an interior access between the “live” and “work” components.

“Mixed-Use Building” means a Building in a Downtown Zone containing Dwelling Units and at least one other non-residential Use permitted by this By-law, where a residential portion of the Building has an independent entrance from the outside.

“Public Parking Facility” means a Place other than a Street, Used for the parking of Vehicles that is owned by or operated by or operated on behalf of the City for the general public.

“Service Establishment” means a Place providing services related to the grooming of persons (such as a barber or salon), a Place providing the cleaning, maintenance or repair of personal articles and accessories (such as dry cleaning and laundering), small appliances or electronics, or a Place providing services related to the maintenance of a residence or business (such as private mail box, photocopying, courier or custodial services), but does not include a: Parlour, Adult Entertainment; Small Motor Equipment Sales, Storage Facility, Tradesperson’s Shop; Warehouse; and Wholesale.

“Stepback” means a portion of a Building that is horizontally recessed from the Building face in accordance with the requirements of this By-law.

“Transparent Window” means any window that is not tinted and which provides clear visibility form the outside to the interior of the Building.

14.1.3 Built Form Regulations

The following Built Form Regulations apply to new Buildings and/or additions constructed after the effective date of By-law (2018)-20317.

14.1.3.1 The maximum Floorplate of the 7th and 8th Storeys of the Building shall not exceed 1,200 square metres.

14.1.3.2 The maximum Floorplate of each Storey of the Building above the 8th Storey shall not exceed 1,000 square metres and shall not exceed a length to width ratio of 1.5:1.
14.1.3.3 The minimum **Stepback** shall be 3 metres and shall be required for all portions of the Building above the 4th Storey. **Stepbacks** shall be measured from the Building face of the 3rd Storey facing a Street.

14.1.3.4 Notwithstanding Section 14.1.3.3, where a Lot abuts Gordon Street or Wellington Street the minimum **Stepback** shall be 3 metres and shall be required for all portions of the Building above the 6th Storey. **Stepbacks** shall be measured from the Building face of the 3rd Storey facing a Street.

14.1.4 **Building Height** Regulations

14.1.4.1 In addition to maximum **Building Height** defined in Table 14.1.8, Row 5 and Section 4.18, an **Angular Plane** establishes the maximum **Building Height** as follows:
Where a Lot Line of a Downtown Zone abuts a R.1, R.2 or R.3 Zone, Building Heights shall not exceed an Angular Plane of 45 degrees in accordance with the following:

14.1.5 Required Parking Spaces

Notwithstanding Section 4.13.4, off street Parking Spaces shall be provided in accordance with the following:

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Minimum Number of Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Apartment Building, Duplex, Multiple Attached, Single Detached, Semi-Detached, Townhouse</td>
<td>1 per residential Dwelling Unit (a)</td>
</tr>
<tr>
<td>2</td>
<td>Live-Work Unit, Mixed-Use Building</td>
<td>In addition to the non-residential parking requirement, 1 Parking Space per residential Dwelling Unit is required (a)</td>
</tr>
<tr>
<td>3</td>
<td>Home Occupation, Lodging House Type 1, Accessory Apartment, Group Home, Nursing Home</td>
<td>In accordance with Section 4.13.4</td>
</tr>
<tr>
<td>4</td>
<td>Retail Uses</td>
<td>1 per 100 m2 G.F.A.</td>
</tr>
<tr>
<td>5</td>
<td>Service Uses</td>
<td>1 per 100 m2 G.F.A.</td>
</tr>
<tr>
<td></td>
<td>Uses</td>
<td>Requirement</td>
</tr>
<tr>
<td>---</td>
<td>--------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>6</td>
<td>Office Uses</td>
<td>1 per 67 m² G.F.A.</td>
</tr>
<tr>
<td>7</td>
<td>Community Uses</td>
<td>1 per 67 m² G.F.A.</td>
</tr>
<tr>
<td>8</td>
<td>Hospitality Uses</td>
<td>0.75 per guest room (b)</td>
</tr>
</tbody>
</table>

**Additional Regulations for Table 14.1.5**

a) **Apartment Buildings, Cluster Townhouses** or **Mixed-Use Buildings** in a D.1 or D.2 Zone, with more than 10 Dwelling Units, require a minimum of 0.05 Parking Spaces per Dwelling Unit in addition to the requirements of Table 14.1.5, Rows 1 and 2, for the Use of visitors to the Building and such Parking Spaces shall be clearly identified as being reserved for the exclusive Use of residential visitors.

b) i) For a **Hotel**, an additional 1 Parking Space is required per 10 m² G.F.A. that is open to the public, excluding corridors, lobbies or foyers.

ii) For a **Tourist Home** or **Bed and Breakfast** establishment in a D.1 or D.2 Zone, 1 additional Parking Space shall be provided. Required Parking Spaces may be in a stacked arrangement.

14.1.5.1 If the calculation of the required Parking Spaces in accordance with Table 14.1.5 results in a fraction, the required Parking Spaces shall be the next higher whole number.

14.1.6 **Parking Regulations**

In addition to the parking provisions in Table 14.1.5 and sections 4.13.1, 4.13.3 and 14.13.5, the following parking regulations shall apply.

14.1.6.1 Parking Areas shall not be permitted in the Front Yard or Exterior Side Yard. Notwithstanding any Yard regulations, Parking Areas shall be permitted in the Rear Yard and Side Yard. No part of a Parking Space shall be located closer than 3 metres to a Street Line.

14.1.6.2 An underground Parking Area shall be permitted in any Yard and may be located within 3 metres of a Lot Line.

14.1.6.3 Where an unenclosed Parking Area is located within 1 metre of any Lot Line adjacent to a Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling or On-Street Townhouse it is to be screened along those Lot Lines with a minimum 1.5 metres high solid Fence.

14.1.6.4 A Parking Area is prohibited from locating within 4.5 metres of the Street Line within the first Storey of a Building.
14.1.6.5 Section 4.13.3.2 is not applicable to Parking Spaces provided within an Automated Parking System.

14.1.6.6 Notwithstanding Section 14.1.6.1 and 14.1.6.3, the following provisions shall apply to a Single Detached Dwelling, Semi-Detached Dwelling, Duplex Dwelling and On-Street Townhouses:

14.1.6.6.1 1 Driveway (Residential) access only shall be permitted per Lot.

14.1.6.6.2 All off-street parking in the Front Yard and Exterior Side Yard shall be confined to the Driveway (Residential) area and any legal off-street Parking Area. The Front Yard of any Lot except the Driveway (Residential) shall be landscaped.

14.1.6.6.3 A Driveway (Residential) shall have a minimum driveway width of 3.0 metres and a maximum width of 3.5 metres. The minimum driveway width may be reduced to 2.5 metres at the point of entry of a Garage entrance or a Fence opening.

14.1.6.6.4 Notwithstanding Section 14.1.6.6.3 a surfaced walk within 1.5 metres of the nearest foundation wall is permitted provided that it is not Used for Vehicle parking.

14.1.6.6.5 Every required Parking Space shall be located a minimum distance of 6 metres from the Street Line and to the rear of the front wall of the main Building.

14.1.6.6.6 Attached Garages shall not project beyond the main front wall of the Building.

14.1.6.6.7 For Single Detached Dwellings section 4.13.7.4 shall be applicable.

14.1.7 Bicycle Parking Spaces

The minimum number of off-street Bicycle Parking Spaces required for Uses permitted by this By-law are established and calculated in accordance with the ratios set out in Table 14.1.7, below:
Table 14.1.7

<table>
<thead>
<tr>
<th>Row</th>
<th>Use</th>
<th>Minimum Number of Bicycle Parking Spaces, Long Term</th>
<th>Minimum Number of Bicycle Parking Spaces, Short Term</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Apartment Building, Multiple Attached, Stacked Townhouse</td>
<td>0.68 per Dwelling Unit (1)</td>
<td>0.07 per Dwelling Unit (a)</td>
</tr>
<tr>
<td>2</td>
<td>Live-Work, Mixed Use Building</td>
<td>In addition to the non-residential parking requirement, 0.68 per Dwelling Unit is required (a)</td>
<td>In addition to the non-residential parking requirement, 0.07 per Dwelling Unit is required (a)</td>
</tr>
<tr>
<td>3</td>
<td>Retail Uses</td>
<td>0.085 per 100m2 G.F.A.</td>
<td>0.25 per 100 m2 G.F.A.</td>
</tr>
<tr>
<td>4</td>
<td>Office Uses</td>
<td>0.17 per 100 m2 G.F.A.</td>
<td>0.03 per 100 m2 G.F.A.</td>
</tr>
<tr>
<td>5</td>
<td>All other non-residential Uses</td>
<td>4% of the required parking under Table 14.1.5</td>
<td>4% of the required parking under table 14.1.5</td>
</tr>
</tbody>
</table>

Additional Regulations for Table 14.1.7

a) In Buildings having less than 10 Dwelling Units, the minimum number of Bicycle Parking Spaces required for the residential component shall be zero

14.1.7.1 If the calculation of the required Bicycle Parking Spaces in accordance with Table 14.1.7 results in a fraction, the required Bicycle Parking Spaces shall be the next higher whole number.

14.1.7.2 The required Bicycle Parking Space, Short Term for any Use may be located on the Lot on which the Use is located, and/or on the Street abutting the Lot.
<table>
<thead>
<tr>
<th>Row</th>
<th>Minimum <strong>Front Yard</strong> or <strong>Exterior Side Yard</strong></th>
<th>0 m</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>In accordance with Section 4.24.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Section 4.6 is not applicable.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The following exceptions apply:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Where a <strong>Dwelling Unit</strong> occupies the first <strong>Storey</strong> of a <strong>Building</strong>, that portion of the <strong>Building</strong> shall have a minimum <strong>Setback</strong> of 3.0 m from the <strong>Street Line</strong>.</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Maximum <strong>Front Yard</strong> or <strong>Exterior Side Yards</strong></td>
<td>4 m</td>
</tr>
<tr>
<td>3</td>
<td>Minimum <strong>Side Yard</strong></td>
<td>0 m</td>
</tr>
<tr>
<td></td>
<td>The following exceptions apply:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Where a <strong>Lot Line</strong> abuts a R.1, R.2 or R.3 <strong>Zone</strong>, the minimum <strong>Setback</strong> shall be 3 metres on the abutting side.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>b) Where a <strong>Buffer Strip</strong> is required, the <strong>Setback</strong> shall not be less than the minimum <strong>Buffer Strip</strong> width.</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Minimum <strong>Rear Yard</strong></td>
<td>0 m</td>
</tr>
<tr>
<td></td>
<td>The following exceptions apply:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>a) Where a <strong>Lot Line</strong> abuts a R.1, R.2 or R.3 <strong>Zone</strong>, the minimum <strong>Setback</strong> shall be 7.5 metres on the abutting side.</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Minimum and maximum <strong>Building Height</strong></td>
<td>25 Wellington Street West:</td>
</tr>
<tr>
<td></td>
<td>The minimum <strong>Building Height</strong> is 4 <strong>Storeys</strong>.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The maximum <strong>Building Height</strong> is 8 <strong>Storeys</strong>.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>24 Commercial Street, 9, 11 Cork Street:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The minimum <strong>Building Height</strong> is 2 <strong>Storeys</strong>.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>The maximum <strong>Building Height</strong> is 4 <strong>Storeys</strong>.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Section 4.16 is not applicable.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minimum <strong>Building Height</strong> is not applicable to Accessory <strong>Buildings</strong> or <strong>Structures</strong>.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>6</td>
<td>Access to Parking Area</td>
<td><strong>Vehicle</strong> access to a <strong>Parking Area</strong> is by 1 Driveway (non-residential) only, which shall have a minimum width of 6 metres throughout its length.</td>
</tr>
<tr>
<td>7</td>
<td>Buffer Strips</td>
<td>3 m required where the D.1 Zone abuts a R.1, R.2, R.3, Institutional, Park or Wetland Zone.</td>
</tr>
<tr>
<td>8</td>
<td>Garbage, Refuse and Storage</td>
<td>In accordance with Section 4.9.</td>
</tr>
<tr>
<td>9</td>
<td>Enclosed Operations</td>
<td>In accordance with Section 4.22</td>
</tr>
<tr>
<td>10</td>
<td>Fences</td>
<td>In accordance with Section 4.20.</td>
</tr>
<tr>
<td>11</td>
<td>Accessory Buildings or Structures</td>
<td>In accordance with Section 4.5.</td>
</tr>
<tr>
<td>12</td>
<td>Off-Street Parking</td>
<td>In accordance with Section 14.1.5.</td>
</tr>
<tr>
<td>13</td>
<td>Minimum Floor Space Index (F.S.I.)</td>
<td>1.5</td>
</tr>
<tr>
<td>14</td>
<td>Building Stepbacks</td>
<td>In accordance with Section 14.1.3.3 and 14.1.3.4</td>
</tr>
<tr>
<td>15</td>
<td>Outdoor Storage</td>
<td>In accordance with Section 4.12</td>
</tr>
</tbody>
</table>

**14.2 D.1-25 (H30)**

58 Wellington Street East, 41 Wyndham Street South, 43 Wyndham Street South, 45 Wyndham Street South, 53 Surrey Street East

As shown on Defined Area Map 37 of Schedule “A” of this By-law.

**14.2.1** All regulations in Section 14.1 apply to the D.1-25 (H30) **Zone** and the following:

**14.2.2** Permitted **Uses**

All **Uses** permitted in Section 14.1.1 are permitted and the following:

**Vehicle Gas Bar**

**14.2.3** **Active Frontage Regulations**

**14.2.3.1** The following provisions apply to the Wellington Street East and Wyndham Street South **Street Line**.

**14.2.3.1.1** The **Setback** along Wellington Street East is a minimum of 10 metres.
The Setback along Wyndham Street South shall be 0 metres for a minimum of 75% of the Street Line. The remaining 25% of the Street Line shall have a maximum Setback of 2 metres.

14.2.3.1.2 The height of the first Storey shall be a minimum of 4.5 metres.

14.2.3.1.3 The minimum number of Active Entrances to the first Storey on the Front Yard and/or Exterior Side Yard Building façade shall be 1 for every 15 metres along Wellington Street East and Wyndham Street South, but shall not be less than 1. For the purposes of calculating the minimum number of Building entrances required, any fraction of a Building entrance shall be rounded to the next highest whole number.

14.2.3.1.3.1 Active Entrances shall be at or within 0.2 metres above or below Finished Grade.

14.2.3.1.4 A minimum of 60% of the surface area of the first Storey façade, measured from the Finished Grade up to a height of 4.5 metres, facing the Street Line must be comprised of a Transparent Window and/or Active Entrances.

14.2.3.1.5 Notwithstanding Section 14.1.1, the Uses identified as Active Uses shall occupy a minimum of 60% of the Street Line.

14.2.3.1.6 A Driveway (Non-Residential) is prohibited at grade or in the first Storey of a Lot or Building for the first 6.0 metres of the depth measured in from the Street Line.

Notwithstanding this provision, where the entirety of a Lot’s Street frontage is included in the Active Frontage Area, a maximum of one (1) Driveway shall be permitted perpendicular to the Street Line in accordance with all other requirements of this By-law.

14.2.4 Building Tower Separation Regulations

14.2.4.1 The tower of a Building refers to the Storeys located above the Stepback.

14.2.4.2 A minimum 25 metre tower separation is required for any tower portion of a Building greater than 12 Storeys as measured perpendicularly to the exterior wall of the tower portion of the Building.
14.2.4.3 For any tower portion of a **Building 12 Storeys** or less:

14.2.4.3.1 A minimum tower **Setback** of 6 metres is required from the **Side Yard** and/or **Rear Yard Lot Line**.

14.2.4.3.2 A minimum 12 metre tower separation is required.

14.2.4.3.3 Notwithstanding Section 14.2.4.3.1 and 14.2.4.3.2, the tower **Setback** may be reduced to a minimum of 3 metres from the **Side Yard** and/or **Rear Yard Lot Line** if there are no windows to a **Habitable Room** on the facing wall of an existing abutting **Building**.

14.2.5 **Building Height** Regulations

14.2.5.1 Notwithstanding Table 14.1.8, Row 5 and Defined Area Map 67, the minimum **Building Height** is **6 Storeys** and the maximum **Building Height** is **18 Storeys**.

14.2.6 **(H30) Holding Provision**

**Purpose**
To ensure that municipal services are adequate and available, to the satisfaction of the **City**, prior to intensification of the lands.

**Interim Uses Prior to Removal of the "H"**
For such time as the "H" symbol is in place, these lands may be **Used** for all **Uses** permitted in the applicable **Zone**, subject to the following interim **Regulations**:

a) Modifications to existing **Building** façade(s)
b) Minor additions to existing **Buildings**, to a maximum of 10 square metres.

**Conditions**
Prior to the removal of the Holding symbol "H" a municipal services review shall be completed to the satisfaction of the **City**. The scope and boundary of the municipal services review will be determined by the **City** and may include but is not limited to: watermain condition and water supply; sanitary sewer condition and sanitary capacity; storm sewer condition and capacity; stormwater management facility condition and capacity; road and intersection condition and capacity; transportation facilities; and hydro services.
a) Should the municipal services review demonstrate that all necessary municipal services are adequate and available to the satisfaction of the City, the “H” may be lifted; or,

b) Should the municipal services review determine that all necessary municipal services are not adequate and available, then prior to the “H” being lifted:
   • The actual design and construction costs of any required municipal services shall be secured where appropriate and in a manner satisfactory to the City; and,
   • Any required municipal services shall be designed to the satisfaction of the City; and,
   • Any required municipal services shall be constructed to the satisfaction of the City prior to any intensification of the lands.

14.3 D.1-26 (H30)
73 Gordon Street

As shown on Defined Area Map 25 and 37 of Schedule “A” of this By-law.

14.3.1 All regulations in Section 14.1 apply to the D.1-26 (H30) Zone and the following:

14.3.1.1 Permitted Uses

All Uses permitted in Section 14.1.1 are permitted and the following:

- Vehicle Service Station
- Vehicle Specialty Repair Shop

14.3.1.2 Notwithstanding Table 14.1.8, Row 5, the minimum Building Height is 4 Storeys and the maximum Building Height is 8 Storeys.

14.3.1.3 In accordance with Section 14.2.3, Active Frontage Regulations apply.

Notwithstanding Section 14.2.3.1, Active Frontage Regulations apply 15 metres along the Street Line as measured from the Wellington Street and Gordon Street intersection.

Notwithstanding Section 14.2.3.1.1, the Setback within the Active Frontage Area shall be 0 metres for a minimum of 75% of the Street Line. The remaining 25% of the Street Line shall have a maximum Setback of 2 metres.
14.3.1.4 In accordance with Section 14.2.6 (H30) Holding Provision.

14.4 **D.1-27**
22 Surrey Street West
As shown on Defined Area Map 25 of Schedule “A” of this By-law.

14.4.1 All regulations in Section 14.1 apply to the D.1-27 **Zone** and the following:

14.4.2 **Permitted Uses**
All **Uses** permitted in Section 14.1.1 are permitted and the following:

- A parking **Lot** providing **Parking Spaces** for 21 Surrey Street West.

14.4.3 Notwithstanding Table 14.1.8, Row 5, the minimum **Building Height** is 4 **Storeys** and the maximum **Building Height** is 8 **Storeys**.

14.4.4 **Off-Street Parking Location**
Notwithstanding Section 14.1.6.1 of this **By-law**, off-street parking may be permitted ahead of the required **Setback** line.

14.5 **D.1-28**
8-10 Paisley Street, 18 Paisley Street
As shown on Defined Area Map 24 of Schedule “A” of this By-law.

14.5.1 All regulations in Section 14.1 apply to the D.1-28 **Zone** and the following:

14.5.2 **Building Height**
Notwithstanding Table 14.1.8, Row 5, the minimum **Building Height** is 2 **Storeys** and the maximum **Building Height** is 4 **Storeys**.

Notwithstanding Section 4.18.1, no **Building** or **Structure**, or part thereof, shall exceed an elevation of 356.6 metres above sea level.

14.5.3 **Off-Street Parking**
Notwithstanding Table 14.1.5, Rows 4, 5, 6, 7, 8 and non-residential **Uses** in Row 2, no off-street parking shall be required in the D.1-28 **Zone**.

14.6 **D.1-29**
71 Wyndham St S.
As shown on Defined Area Map 38 of Schedule “A” of this **By-law**.
14.6.1 All regulations in Section 14.1 apply to the D.1-29 Zone and the following:

14.6.2 First Storey Use
A non-residential Use is required on the first Storey of the Building facing Wyndham Street South and this Use shall be a minimum of 100 square metres of Gross Floor Area.

14.6.3 Building Height
Notwithstanding Table 14.1.8, Row 5, the minimum Building Height is 4 Storeys and the maximum Building Height is 10 Storeys.

14.6.3.1 Notwithstanding Section 14.6.3, no Building or Structure or part thereof, shall exceed an elevation of 368 metres above sea level.

14.6.3.2 The height of the first Storey shall be a minimum of 4.5 metres.

14.6.3.3 Notwithstanding Section 14.6.3, the maximum Building Height is 14 Storeys, permitted only as bonusing under Section 37 of the Planning Act, RSO 1990, c P.13, as amended once the community benefit, identified as a monetary contribution to riverfront parkland acquisition has been secured. The contribution amount shall be 25% of the difference in land value between 10 and 14 storeys, as determined by a third party appraisal.

14.6.4 Built Form
Notwithstanding Section 14.1.3, the following Built Form Regulations shall apply:

14.6.4.1 The maximum Floorplate of the 7th and 8th Storeys of the Building shall not exceed 1550 square metres.

14.6.4.2 The maximum Floorplate of the 9th and 10th Storeys of the Building shall not exceed 1475 square metres.

14.6.4.3 The maximum Floorplate of the 11th and 12th Storeys of the Building shall not exceed 1365 square metres.

14.6.4.4 The maximum Floorplate of the 13th and 14th Storeys of the Building shall not exceed 1035 square metres.

14.6.4.5 Front Building Stepbacks
The minimum Stepback shall be 2 metres and shall be required for all portions of the Building above the 1st Storey. Stepbacks shall be measured from the Building face of the 1st Storey facing Wyndham Street South.
14.6.4.6 The minimum **Stepback** shall be 4 metres, required for all portions of the **Building** above the 4th **Storey**. **Stepbacks** shall be measured from the **Building** face of the 1st **Storey** facing Wyndham Street South.

14.6.4.7 **Rear Building Stepbacks**
The minimum **Stepback** shall be 2 metres and shall be required for a portion of the **Building** above the 1st **Storey**. **Stepbacks** shall be measured from the rear **Building** face of the 1st **Storey**.

14.6.4.8 The minimum **Stepback** shall be 4 metres and shall be required for a portion of the **Building** above the 6th **Storey**. **Stepbacks** shall be measured from the rear **Building** face of the 1st **Storey**.

14.6.4.9 **Front Façade Treatment**
A minimum of 50% of the surface area of the first **Storey** façade facing Wyndham Street must be comprised of a **Transparent Window** and/or **Active Entrances**.

14.6.5 **Bicycle Parking**
Notwithstanding Table 14.1.7, Row 1, a total of 75 **Bicycle Parking Spaces, Long Term** and 11 **Bicycle Parking Spaces, Short Term** are required.

14.6.6 Removed by (2019)-20445

14.7 **D.2-13**
54 Cardigan Street
As shown on Defined Area Map 36 of Schedule “A” of this By-law.

14.7.1 **Permitted Uses**

**Residential Uses**
- **Accessory Apartment** (1)
- **Apartment Building**
- **Duplex Dwelling**
- **Group Home** (2)
- **Home for the Aged**
- **Nursing Home**
- **Home Occupation** (3)
- **Live-Work Units**
- **Lodging House Type 1** (2)
- **Mixed-Use Building**
- **Multiple Attached Dwelling**
• Semi-Detached Dwelling
• Single Detached Dwelling
• Townhouse

Retail Uses
• Agricultural Produce Market
• Retail Establishment (4)

Service Uses
• Artisan Studio
• Commercial School
• Day Care Centre
• Financial Establishment (4)
• Restaurant (4)
• Service Establishment (4)

Office Uses
• Medical Clinic
• Medical Office
• Office

Community Uses
• Art Gallery
• Government Office
• Library
• Museum
• Religious Establishment
• School
• School, Post-Secondary

Hospitality Uses
• Bed and Breakfast (5)
• Tourist Home

Other
• Accessory Uses
• Occasional Uses (6)
• Public Parking Facility

Additional Regulations for Section 14.7.1:
1. In accordance with Section 4.15.1.
2. In accordance with Section 4.25.
3. In accordance with Section 4.19.
4. Maximum G.F.A. 500m²
5. In accordance with Section 4.27 except 4.27.3.
6. In accordance with Section 4.21.
Definitions in accordance with Section 14.1.2 shall apply to the D.2-13 Zone.

**14.7.3 Required Parking Spaces**
In accordance with Section 14.1.5.

**14.7.4 Parking Regulations**
In accordance with Section 14.1.6.

**14.7.5 Bicycle Parking Spaces**
In accordance with Section 14.1.7.

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<td>4</td>
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<tr>
<td>5</td>
<td>Minimum <strong>Lot Area</strong></td>
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