PART 16

OTHER SPECIALIZED ZONES
Other Specialized Zones

In certain instances, special circumstances dictate that variances be allowed to the permitted Uses or regulations of the generic land use Zones specified in Sections 5-15. In these cases, other specific Restricted Defined Areas (Specialized Zones) have been established.

Where these other Restricted Defined Areas (Specialized Zones) exist, the provisions of the Zoning By-law shall apply except where specifically precluded by the Uses and regulations for the Restricted Defined Area outlined in Part 16 of Schedule “B”.

The following other Restricted Defined Area (Specialized Zones) are herein set out:

SECTION 5.5 – RETIREMENT RESIDENTIAL (RR) ZONES

5.5.1 PERMITTED USES

5.5.1 a) Definitions
Notwithstanding the provisions of Section 3 of this By-law, within any RR.1 or RR.2 Zone the following definitions shall apply:

i. “Block” means an area of land within a Lot and described as a part in accordance with a deposited reference plan and having access to a public Street or highway by means of a private Street.

ii. “Private Street” means a primary means of access to a block by way of a private right-of-way or right of access contained either in an easement or lease.

5.5.1 b) The definition for “Setback” in Section 3 shall not apply to Section 5.5.

The following are permitted Uses within the Retirement Residential (RR) Zones:

5.5.1.1 Retirement Residential (RR.1) Zone
   • Single Detached Dwelling
   • Semi-detached Dwelling
   • Duplex Dwelling
   • Townhouse

5.5.1.2 Retirement Residential (RR.2) Zone

5.5.1.2.1 Residential Uses
• Apartment Building
• Duplex Dwelling
• Home for the Aged or residential care facility to a maximum of 120 beds
• Nursing Home
• Semi-detached Dwelling
• Townhouse
• Accessory Use in accordance with Section 4.23

5.5.1.2.2 Non-Residential Uses – Group A
• Convenience Store
• Dry Cleaning Outlet
• Financial Establishment
• Laundry
• Medical Office
• Office
• Personal Service Establishment
• Restaurant
• Restaurant (take-out)
• Tavern
• Accessory Uses in accordance with Section 4.23

5.5.1.2.3 Non-Residential Uses – Group B
• Art Gallery
• Club
• Commercial Entertainment
• Commercial School
• Library
• Museum
• Recreation Centre
• Religious Establishment
• School
• Accessory Uses in accordance with Section 4.23

5.5.2 REGULATIONS

5.5.2.1 Retirement Residential Zone 1 – (RR.1)
Within the Retirement Residential Zone 1 (RR.1), no land shall be Used and no Building shall be erected or Used except in conformity with the applicable regulations contained in Section 4 – General Provisions and in accordance with the following:

5.5.2.1.1 Single Detached Dwelling, Semi-detached Dwelling, Duplex Dwelling, Townhouse
5.5.2.1.1.1 Minimum Block Width
18 metres.

5.5.2.1.1.2 Maximum *Dwelling Units*
668 *Dwelling Units*.

5.5.2.1.1.3 Minimum *Ground Floor Area (per Dwelling Unit)*
*Single Detached Dwelling* located closer than 30 metres to an R1.A or R1.B *Zone* – 111.5 square metres.

*Single Detached Dwelling* not located closer than 30 metres to any R.1A or R.1B *Zone* – 80 square metres.

*Semi-Detached, Duplex Dwelling, Townhouse* Dwelling – 69.5 square metres.

5.5.2.1.1.4 Minimum *Front Yard*
a) From a public *Street* – 7.5 metres

b) From a private *Street* – 7.5 metres from the nearest curb or sidewalk. Despite the foregoing, the *Setback* may be reduced to 4.5 metres from the nearest curb or sidewalk, where the legal off-*Street Parking Space* is located a minimum distance of 7.5 metres from the nearest curb or sidewalk.

5.5.2.1.1.5 Maximum *Building Height*
2 *Storeys*.

5.5.2.1.1.6 Maximum Block Coverage
No more than 35% of the *Lot* or block area shall be covered by *Buildings* or *Structures*.

5.5.2.1.1.7 Minimum *Private Amenity Area*
A *Private Amenity Area* shall be provided for each dwelling and such area shall:

5.5.2.1.1.7.1 Be a *Yard* for the Private *Use* of occupants of the *Dwelling Unit* for which such *Private Amenity Area* is required.

5.5.2.1.1.7.2 Be adjacent to the wall of the *Dwelling Unit* and have access to a *Habitable Room* or to a hall.

5.5.2.1.1.7.3 Have a minimum depth (from the wall of the *Dwelling Unit*) of 3 metres.

5.5.2.1.1.7.4 Have a minimum area of 28 square metres.
5.5.2.1.1.7.5  Not form part of the separation distance required by Section 5.5.2.1.1.9.

5.5.2.1.1.8  Minimum Off-Street Parking For Each **Dwelling Unit**

5.5.2.1.1.8.1  **Single Detached Dwelling, Semi-detached Dwelling, Duplex Dwelling** – 1 space

**Townhouse** – 1.5 spaces

5.5.2.1.1.8.2  Except for a **Driveway** leading to a private individual **Parking Space**, no part of any **Driveway** or **Parking Area** shall be located within 3 metres of any **Building** entrance or any window of a **Habitable Room**.

5.5.2.1.1.8.3  No outdoor parking shall be located within 3 metres of any **Lot Line** or within 7.5 metres of any R.1A or R.1B **Zone**.

5.5.2.1.1.8.4  In any **Townhouse** development containing more than 8 dwellings, if access to required off-street **Parking Space** is by one **Driveway** only, such **Driveway** shall have a minimum width of 6 metres throughout its length.

5.5.2.1.1.9  Separation Distances

Despite the provisions of Section 4.4, two or more **Buildings** may be located on one block provided that:

5.5.2.1.1.9.1  Separation Distance Requirements for **Single Detached, Semi-Detached or Duplex Dwellings**

a)  No **Building** shall be located closer to any R.1A or R.1B **Zone** than a distance of 7.5 metres.

b)  The distance between any two **Buildings** on the same block shall in no case be less than:

i.  2.4 metres, where a 1 or 1.5 **Storey Dwelling Unit** abuts a 1 or 1.5 **Storey Dwelling Unit**.

ii. 2.7 metres, where a 1 or 1.5 **Storey Dwelling Unit** abuts a 2 **Storey Dwelling Unit**.

iii. 3.0 metres, where a 2 **Storey Dwelling Unit** abuts a 2 **Storey Dwelling Unit**.

c)  Despite the foregoing, no part of a **Private Amenity Area** shall be located within 6 metres of a rear wall of another
Building.

d) Despite the foregoing, the minimum distance between Private Amenity Areas shall be 9 metres, where one Private Amenity Area faces another Private Amenity Area, or 3 metres where the Private Amenity Areas are side by side and aligned parallel to each other.

5.5.2.1.1.9.2 Separation Distance Requirements for Townhouses
a) The distance between any two Buildings on the same block shall in no case be less than 6 metres.

b) Despite the foregoing, no part of any Private Amenity Area shall be located within 6 metres of a wall in another Building.

c) Notwithstanding the foregoing, the minimum distance between the Private Amenity Areas of two separate Buildings shall be 9 metres, where one Private Amenity Area faces another Private Amenity Area or 3 metres where the Private Amenity Areas are side by side and aligned parallel to each other.

5.5.2.1.1.10 Frontage on a Street
Despite Section 4.1, access from a block, Building or Street in the RR.1 Zone to a public Street may be provided by way of a private Street.

5.5.2.1.2 Accessory Building or Structure
In accordance with Section 4.5.

5.5.2.2 Retirement Residential Zone 2 – (RR.2)
Within the Retirement Residential Zone 2 – (RR.2), no land shall be Used and no Building shall be erected or Used except in conformity with the applicable regulations contained in Section 4 of the General Provisions and in conformity with the following additional regulations:

5.5.2.2.1 Maximum Dwelling Units
552 Dwelling Units of which 120 may be utilized for a Home for the Aged or residential care facility comprising 120 beds.

5.5.2.2.2 Semi-Detached Dwellings, Duplex Dwelling, Townhouse
All the regulations of the RR.1 Zone specified by Section 5.5.2.2.1, with the exception of Section 5.5.2.2.1.2, shall apply.
5.5.2.2.3

Apartment Dwelling, Home for the Aged, Residential Care Facility Subject to all of the regulations of Section 5.4.2 which are applicable, the Residential Apartment (R.4A) Zone, with the following exceptions and additions:

5.5.2.2.3.1

Minimum Building Separation
One-half the total Building Height and in no case less than 7.5 metres.

5.5.2.2.3.2

Maximum Building Height
6 Storeys.

5.5.2.2.3.3

Minimum Common Amenity Area
A Common Amenity Area shall be provided in accordance with the following:

5.5.2.2.3.3.1

Common Amenity Area shall be calculated based on not less than 28 m² per Dwelling Unit for each unit up to 20 units.

For each additional Dwelling Unit, not less than 18.5 m² of Common Amenity Area shall be provided.

5.5.2.2.3.4

Minimum Off-Street Parking
Despite any other provision of Section 4.13.4, only the following regulations shall apply in the RR.2 Zone:

5.5.2.2.3.4.1

Apartment
0.8 spaces per Dwelling Unit.

Home for the Aged or Residential Care Facility
0.3 Parking Spaces per bed.

5.5.2.2.3.5

Parking/Driveway Location
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.

5.5.2.2.3.6

Buffer Strips
None Required.

5.5.2.2.4

Non-Residential Uses – Group A
In accordance only with the following regulations:

5.5.2.2.4.1

Maximum Leasable Floor Area – Group A
930 m².
5.5.2.2.4.2 Minimum Off-Street Loading
None required.

5.5.2.2.4.3 Minimum Setback
7.5 metres from a public Street or from the curb of a private Street or as set out in Section 4.24.

5.5.2.2.4.4 Minimum Off-Street Parking
1 Parking Space shall be required for each 36 m² of Building area devoted to non-residential Use.

5.5.2.2.4.5 Location of Off-Street Parking or Off-Street Loading
No off-street parking or off-street loading space shall be located within 3 metres of a public Street Line or the curb of a private Street.

5.5.2.2.4.6 Minimum Building Separation
One-half the total Building Height and in no case less than 7.5 metres.

5.5.2.2.4.7 Maximum Building Height
2 Storeys.

5.5.2.2.5 Non-Residential Uses – Group B
In accordance only with the following regulations:

5.5.2.2.5.1 Minimum Front Yard
7.5 metres from a public Street Line or from the curb of a private Street or as set out in Section 4.24, whichever is greater.

5.5.2.2.5.2 Minimum Off-Street Loading
In accordance with Section 4.14.

5.5.2.2.5.3 Minimum Off-Street Parking
1 Parking Space shall be required for each 36 m² of Building area devoted to non-residential Use; and

The parking requirement for a School or Religious Establishment shall be:

i. School – One Parking Space for each classroom, based on the ultimate number of classrooms or, where an auditorium or hall is included, one Parking Space for each 5 persons that can be accommodated, whichever is greater.

ii. Religious Establishment – One Parking Space for each 5
persons that can be accommodated.

iii. The number of persons to be accommodated shall be calculated on the basis of 1 person for every .75 square metres of fixed seating or on the basis of one person for 1 square metre of movable seating.

5.5.2.2.5.4 Location of Off-Street Parking or Off-Street Loading
No off-street parking or off-street loading space shall be located within 3 metres of a public Street or the curb of a private Street.

5.5.2.2.5.5 Minimum Building Separation
One-half the total Building Height and in no case less than 7.5 metres.

5.5.2.2.5.6 Maximum Building Height
6 Storeys.

5.5.2.2.5.7 Frontage on a Street
Despite Section 4.1, access from a block, Building or Street in the RR.2 Zone to a public Street may be provided by way of a private Street.

5.5.2.2.5.8 Accessory Building or Structure
In accordance with Section 4.5.