

**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**

R.1-3

- 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 m<sup>2</sup> per **Dwelling Unit** for each unit up to 20 units.
- For each additional **Dwelling Unit**, not less than 18.5 m<sup>2</sup> 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 m<sup>2</sup>.



- 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 m<sup>2</sup> 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 m<sup>2</sup> 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.