

**SECTION 11**  
**RESIDENTIAL R7 ZONE**

**11.1 GENERAL PURPOSE OF THE R7 ZONE**

This Zone provides for and regulates apartment buildings and similar structures for senior citizens and special populations that may have different standards and needs than regular residential developments. Zone variations are differentiated on the basis of the intensity of the use. These zones may be compounded with other apartment zones.

**11.2 PERMITTED USES**

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R7 Zone variation for any use other than the following uses:

- a) Senior citizen apartment buildings;
- b) Handicapped persons apartment buildings;
- c) Nursing homes;
- d) Retirement lodges;
- e) Continuum-of-care facilities;
- f) Emergency care establishments.

**11.3 REGULATIONS**

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R7 Zone variation except in conformity with the regulations as set out below and in Table 11.3 or as set out on the Zoning Maps.

**11.4 SPECIAL PROVISIONS**

The following zone variations apply to unique or existing situations and are not the standard R7 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 11.2 and/or Section 11.3 shall apply.

R7(1)

- a) Regulations
  - i) Parking for Nursing home; Retirement lodge; Continuum-of-care establishment. (Minimum) (Z.-1-92109) 1 space per four beds

R7(2)

- a) Regulations:
  - i) Where a nursing home, retirement lodge, continuum-of-care facility or emergency care establishment is permitted in a zone which is subject to a density provision in the Zone Regulations or on the Zoning Maps, the number following the "D", multiplied by three (3), specifies the maximum density in number of beds per hectare permitted for accommodations not defined as a dwelling unit(s) herein.
  - ii) Any structure shall contain no more than 2 storeys but in no case shall the building height exceed 10.5 metres (34.4 feet). (Z.-1-99692)

R7(3)

a) Regulations:

- i) The maximum density calculation shall be based on a total lot area of 2.44 hectares (6 acres), which includes lands in the abutting OS1 Zone variation.  
(Z.-1-00815)

R7(4)

a) Regulations

- i) The maximum density calculation shall be based on a total lot area of 1.78 hectares (4.4 acres), which includes lands in the abutting OS5(4) Zone variation.  
(Z.-1-00815)

R7(5)

a) Regulations:

- i) Front Yard and Exterior Side Yard Depth (m) (Minimum)  
6.0 metres (19.7 feet)  
(Z.-1-01875)

R7(6)

a) Regulations:

Notwithstanding the provisions of Section 3.9 2) a) of this By-law to the contrary, the maximum density calculation for the lands zoned R7(6) shall be based on a lot area of 1.33 hectares (3.29 acres) which includes the lands in the abutting Open Space Special Provision (OS5(5)) Zone.  
(Z.-1-01876)

R7(7)

Notwithstanding the provisions of Section 11.3 of this By-law to the contrary, on lands zoned R7(7) the following additional regulations apply:

a) Regulations

- i) Interior Side Yard and Rear Yard Depth (minimum)  
3.0 metres (9.8 feet) when the wall of a unit contains no windows to habitable rooms
- ii) Lot Coverage (maximum)  
40%  
(Z.-1-01930)

R7(8)

a) Regulations:

- i) Setback from Railway Right-of-Way  
30 metres (98.4 feet)
- ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building.  
(Z.-1-031105)

R7(9)

a) Regulations:

- |     |   |  |
|-----|---|--|
| i)  | Lot Frontage<br>(Minimum)                           | 18.0 metres<br>(59.0 feet)   |
| ii) | Setback from a<br>Railway right-of-way<br>(Minimum) | 120 metres (394 feet) in<br>the absence of a safety<br>berm, 30 metres (98.4<br>feet) in conjunction with a<br>safety berm.<br>(Z.-1-041202) |

R7(10)

a) Permitted Uses:

Senior citizen apartment buildings  
Handicapped persons apartment buildings  
Nursing homes  
Retirement lodges  
Continuum-of-care facilities  
Emergency care establishments

b) Regulations:

- |  |   |
|--|---|
| Lot Area<br>Minimum  | 1000 m <sup>2</sup>   |
| Lot Frontage(m)<br>Minimum   | 25 metres   |
| Front Yard Depth (m)<br>Minimum for 1 <sup>st</sup> and 2 <sup>nd</sup> storey | 0.0 m minimum<br>3.0 m maximum  |
| Front Yard Setback for 3 <sup>rd</sup><br>Storey and above                     | 1 metre(max/min) plus<br>the setback established for<br>the 1 <sup>st</sup> and 2 <sup>nd</sup> storey's  |
| Setback to imperial oil pipeline<br>Easement minimum                           | 20 metres from centerline<br>of pipeline  |
| Rear and Interior Yard Depth<br>Minimum  | 1.2 metres (3.9 feet) per<br>3.0 metres (9.8 feet) of<br>main building height or<br>fraction thereof above 3.0<br>metres (9.8 feet), but in no<br>case less than 4.5 metres<br>(14.8 feet). |
| Landscaped Open Space<br>Minimum   | 30%   |
| Lot Coverage<br>(%) Maximum  | 35%   |
| Density-units per hectare<br>Minimum   | 40 units per hectare  |
| Maximum  | 60 units per hectare  |

R7(11)

a) Permitted Uses:

Senior citizen apartment buildings  
Handicapped persons apartment buildings  
Nursing homes  
Retirement lodges  
Continuum-of-care facilities  
Emergency care establishments

b)	Regulations:	
	Lot Area Minimum	1000 m2
	Lot Frontage (m) Minimum	25.0 metres
	Setback for 1 <sup>st</sup> and 2 <sup>nd</sup> storey From any street and from an Open space zone depth (m)	0.0 m minimum 3.0 m maximum
	Setback for 3 <sup>rd</sup> storey and above	1.0 metre(max/min) plus the setback established for the 1 <sup>st</sup> and 2 <sup>nd</sup> storey's
	Rear and Interior Yard Depth Minimum	1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main Building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet).
	Landscaped Open Space (%) Minimum	30%
	Lot Coverage (%) Maximum	35%
	Height (m) Maximum	12.0 metres
	Density-Units per hectare Minimum	40 units per hectare
	Maximum	60 units per hectare

R7(12)

a)	Permitted Uses:	
	Senior citizen apartment buildings	
	Handicapped persons apartment buildings	
	Nursing homes	
	Retirement lodges	
	Continuum-of-care facilities	
	Emergency care establishments	
b)	Regulations:	
	Lot Area Minimum	1000 m2
	Lot Frontage (m) Minimum	25.0 metres
	Front yard Depth (m) Minimum	6.0 metres (19.7 feet) plus 1 metres (3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet).
	Rear and Interior Yard Depth Minimum	1.0 metres
	Landscaped Open Space (%) Minimum	30%
	Lot Coverage (%) Maximum	35%
	Height (m) Maximum	12.0 metres
	Density-Units per hectare maximum (Z.-1-081786)	60 units per hectare

R7(13)

- a) Regulations
- i) Lot Frontage (minimum) 20.0 metres (65.62 feet)
  - ii) Yard depth for 1<sup>st</sup> and 2<sup>nd</sup> storey adjacent to Fanshawe Park Road West (maximum) 7.0 metres (22.97 feet)
  - iii) Yard depth for 1<sup>st</sup> and 2<sup>nd</sup> storey adjacent to Fanshawe Park Road West (minimum) 0 metres (0 feet)
  - iv) Yard depth for 3<sup>rd</sup> storey and above (min.) 4.0 metres plus the setback established for the 1<sup>st</sup> and 2<sup>nd</sup> stories (Z.-1-081790)

R7(14)

- a) Regulations
- i) Front yard setback 1.0 metres (3.3 feet) (Minimum)  
3.0 metres (9.8 feet) (Maximum)
  - ii) Exterior side yard 12.5 metres (41 feet) (Maximum) (Z.-1-091840)

R7(15)

- a) Regulations:
- i) Setback from Arterial Road (Minimum ) For all portions of a building above 8 metres (26.2 feet) in height, the required minimum setback shall be 60 metres.
  - ii) Dwelling Setback From High Pressure Pipeline (Minimum) (Z.-1-091891) 20 metres (66 feet)

R7(16)

- a) Regulations:
- i) Front and Exterior Side Yard Depth (Minimum) 4.5 m (14.76 ft.) plus 1 metre (3.3 ft.) per 10 metres (32.8 ft.) of main building height or fraction thereof above the first 3 metres (9.8 ft.) (Z.-1-1120202)

R7(17)

- a) Regulations:
- i) The maximum density calculation shall be based on a total lot area of 1.33 hectares (3.3 acres), which includes lands in the abutting OS5(3) Zone. (Z.-1-112020)

R7(18) 1836 Richmond Street

- a) Additional Permitted Uses
  - i) Commercial recreation establishments in existing buildings;
  - ii) Day care centres in existing buildings;
  - iii) Dwellings in existing buildings;
  - iv) Offices in existing buildings;
  - v) Places of worship in existing buildings;
  - vi) Studios in existing buildings;
  - vii) University school related functions in existing buildings.
- b) Regulations
  - i) Front Yard Depth (Minimum) 0.0 metres (0.0 feet)
  - ii) Height (Maximum) 13.0 metres (42.65 feet)
  - iii) Density (Maximum) 75 units per hectare (30.36 units per acre)
  - iv) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer. (Z.-1-142301)

R7(19)

- a) Regulation
  - i) Lot Frontage (Minimum) 13.0 metres (42.65 feet)

All structures shall be limited to one storey.  
(Z.-1-142259)

R7(20)

- a) Regulations:
  - i) Dwelling Setback From High Pressure Pipeline (Minimum) 20 metres (66 feet)  
(Z.-1-162502)

R7(21) Portion of 146 Exeter Road

- a) Regulation[s]:
  - i) Front and Exterior Yard Depth (Minimum): 4.5 metres (14.8 feet)
  - ii) Rear and Interior Side Yard Depth (Minimum): 4.5 metres (14.8 feet)
  - iii) Height (Minimum): Two (2) storeys  
(Maximum): Four (4) storeys
  - iv) Notwithstanding the provisions of Section 2 "LOT LINE, FRONT", the frontage for this lot will be deemed to be along the Civic Boulevard/Arterial Road (Wharnccliffe Road South).  
(Z.-1-192728)

- R7(22) 1395 Riverbend Road
- a) Permitted Uses:
- i) Seniors apartment building – maximum 115 units
  - ii) Retirement lodge – maximum 150 beds
- b) Regulations:
- i) Front and Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres
  - ii) Front and Exterior Side Yard Depth to Sight Triangle (Minimum): 0.8 metres
  - iii) Lot Coverage (Maximum): 40%
  - iv) Parking (Minimum): 123 spaces  
(Z.-1-192732)
- R7(23) 58 Sunningdale Road West
- a) Regulations:
- i) Height (Maximum): 22.5 metres (6 storeys)
  - ii) Density (Maximum): 100 units per hectare
  - iii) Height Within 30 metres of “Street B”: 10.5 metres  
(Z.-1-192757)
- R7(24) 58 Sunningdale Road West
- a) Regulations
- i) Height (Maximum): 22.5 metres (6 storeys)
  - ii) Density (Maximum): 100 units per hectare  
(Z.-1-192757)
- R7(25) 1200 & 1230 Hyde Park Road
- a) Regulation[s]
- i) Net Density (maximum) 35 uph (based on total land area within the zone)
  - ii) Height (maximum) 14 metres (45.9 feet), 4-storeys
  - iii) Front & Exterior Yard Depth (minimum) 3 metres (9.84 feet)
  - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
  - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets  
(Z.-1-202869)

- R7(26) 1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 100uph (41 units per acre)
  - ii) Height 3 storey (maximum)
  - iii) Front & Exterior Yard Depth (minimum) 3 metres (9.84 feet)
  - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet)
  - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-202869)
- R7(27) 1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- i) Density (maximum) 90uph (37 units per acre)
  - ii) Height 3 storey (maximum)
  - iii) Lot Frontage (minimum) 10 metres (32.8 feet)
  - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet) (Z.-1-202869)
- R7(28) 799 Southdale Road West
- a) Regulations:
- i) Front yard (minimum) 0.5 metres
  - ii) West side yard (minimum) 9.2 meters
  - iii) The front lot line is deemed to be Southdale Road West
  - iv) Notwithstanding the definition of “Continuum-of-Care Facility” to the contrary, an “Apartment Building, Senior Citizens” which forms a component of a Continuum-of-Care Facility, may be owned and/or operated by a for-profit entity. (Z.-1-202876)
- R7(29) 6019 Hamlyn Street
- a) Regulation[s]:
- i) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)
  - ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
  - iii) The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-212910)



- R7(30) 1521 Sunningdale Road West and 2631 Hyde Park Road
- a) Regulations
- i) Front Yard Depth 4.5 metres  
For Buildings adjacent to a Local Street (minimum)
  - ii) Front Yard Depth 6.0 metres  
For Buildings adjacent to a Local Street (maximum)
  - iii) Front Yard Depth 1.0 metres  
For Buildings adjacent to an Arterial (minimum)
  - iv) Front Yard Depth 6.0 metres  
For Buildings adjacent to an Arterial (maximum)
  - v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-223026)

- R7(31) 3030 Singleton Avenue
- a. Additional Permitted Uses
- i) School (within a Continuum-of-Care Facility)
- b. Regulations
- i) Maximum Gross Floor Area for Schools 600m<sup>2</sup> (6458.35 sq ft)  
(Z.-1-233140)

**TABLE 11.3**  
**RESIDENTIAL R7 ZONE**  
**REGULATIONS FOR R7 ZONE VARIATIONS**

Column	A		B
Line 1	RESIDENTIAL TYPE		* Senior's Apartment Buildings and Special Population's Accommodation
2	ZONE VARIATIONS		R7
3	PERMITTED USES		See Section 11.2
4	LOT AREA (m <sup>2</sup> ) MINIMUM		1 000
5	LOT FRONTAGE (m) MINIMUM		25
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET MAIN BUILDING	6 metres (19.7 feet) plus 1 metre (3.3 feet) per 10 metres (32.8 feet) of main building height or fraction thereof above the first 3 metres (9.8 feet)
7		LOCAL STREET GARAGE	
8		ARTERIAL	
9		PRIMARY COLLECTOR	
10		SECONDARY COLLECTOR	

<b>11</b>	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or fraction thereof above 3 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet.)
<b>12</b>	LANDSCAPED OPEN SPACE (%) MINIMUM	30
<b>13</b>	LOT COVERAGE (%) MAXIMUM	35
<b>14</b>	HEIGHT (m) MAXIMUM	See Zone Map
<b>15</b>	DENSITY - UNITS PER HECTARE MAXIMUM	See Zone Map

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Z.-1-94236