

SECTION 12

RESIDENTIAL R8 ZONE

12.1 GENERAL PURPOSE OF THE R8 ZONE

The Zone provides for and regulates medium density development in the form of low rise apartment buildings which will vary in form depending on adjacent land uses, but in no case shall exceed 16 metres (52.5 feet) in height. Heights over the 13 metres (42.7 feet) noted in Table 12.3 shall be site specifically applied on the Zoning Maps. The zone variations are differentiated on the basis of coverage and density.

12.2 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 R8 Zone variation for any use other than the following uses:

- a) Apartment buildings;
- b) Handicapped person's apartment buildings;
- c) Lodging house class 2; (Z.-1-93172)
- d) Stacked townhousing;
- e) Senior citizen apartment buildings;
- f) Emergency care establishments;
- g) Continuum-of-care facilities (Z.-1-01915)

12.3 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 R8 Zone variation except in conformity with the regulations as set out below and in Table 12.3 or as set out on the Zoning Maps.

- 1) DENSITY (deleted by Z.-1-96447)

12.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R8 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 12.2 and/or Section 12.3 shall apply.

R8-1 Zone Variation

R8-1(1)

- a) Regulations:
 - i) Lot Area (Minimum) 610 square metres (6,566 square feet)
 - ii) Lot Frontage (Minimum) (Z.-1-031172) 12.1 metres (40 feet)

R8-1(2)

- a) Regulations:
 - i) Lot Area (Minimum) 327.0 square metres (3,520 square feet)
 - ii) Lot Frontage (Minimum) 8.9 metres (29.1 feet)
 - iii) Rear Yard Setback (Minimum) 1.3 metres (4.2 feet)

	iv)	Lot Coverage (Maximum)	80%
	v)	Landscaped Open Space	Zero (0)
	vi)	Dwelling Units (Maximum) (Z.-1-061532)	Six (6)
R8-1(3)		945 Bluegrass Drive	
	a)	Prohibited Use:	
		i) Emergency Care Establishment	
	b)	Regulations:	
		i) Parking (Minimum):	66 spaces or 0.825 spaces per unit, whichever is greater.
		ii) Density (Maximum):	46 units per hectare
		iii) Setback to Rail Transportation (RT) Zone (Minimum): (Z.-1-192760)	30.0 metres (98.4 feet)

R8-2 Zone Variation

R8-2(1)			
	a)	Regulations:	
		i) Setback from a Railway Right-of-Way (Minimum)	15 metres (49.2 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.-1-96408)	
R8-2(2)			
	a)	Regulations:	
		i) Interior Side Yard Depth (Minimum)	1.2 metres (3.9 feet)
		ii) Distance of Parking Area to Front Lot Line (Minimum) (Z.-1-96422)	1.2 metres (3.9 feet)
R8-2(3)			
	a)	Regulations	
		i) Height (Maximum) (Z.-1-98563)	10 metres (32.81 feet)
R8-2(4)			
	a)	Regulations	
		i) Front and Exterior Side Yard Depth	4.5 m (14.76 ft) plus 1m (3.3 ft) per 10m (32.8 ft) of main building height or fraction thereof above the first 3 metres (9.8 ft). (Z.-1-112020)

- R8-2(5) Number not used.
- R8-2(6)
- a) Additional Permitted Uses
 - i) Multiple dwelling;
 - ii) Converted dwelling (maximum 2 units).
 - b) Regulations
 - i) Front Yard Depth for Converted Dwelling (Minimum) 5.0 metres (14.4 feet)
 - ii) East Interior Side Yard Depth for Converted Dwelling (Minimum) 3.0 metres (9.8 feet)
 - iii) Front Yard Encroachment for Covered Porch With Enclosed Second Storey (Maximum) (Z.-1-95353) 3.0 metres (9.8 feet)

R8-3 Zone Variation

- R8-3(1)
- a) Regulation
 - i) Northern Interior Side Yard Depth (Minimum) (O.M.B. File Nos. O 910043, R 920408 and C 920199 November 17, 1993) 14.9 metres (49 feet)
- R8-3(2)
- a) Regulations
 - i) Front Yard and Exterior Side Yard Depth (m) (Minimum) (Z.-1-01875) 6.0 metres (19.7 feet)
- R8-3(3) 275 and 277 Piccadilly Street
- a) Permitted Uses:
 - i) 2 new dwellings for a total of 11 units (OMB File No. PL130545 November 20, 2013 – Z.-1-132251)
- R8-3(4)
- a) Regulations
 - i) Front & Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres
 - ii) Height (Maximum) (Z.-1-162444) 15.0 metres
- R8-3(5)
- a) Permitted Uses
 - i) Apartment buildings
 - ii) Lodging house class 2
 - iii) Stacked townhousing

- b) Regulations
 - i) Dwelling Setback from a High Pressure Pipeline (Minimum) (Z.-1-162539) 20 metres
 - ii) Front and Exterior Yard Depth (Minimum): (Z.-1-192780) 3.0 metres
- R8-3(6) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
 - i) Yard Setback (Adjacent to OS5) (Minimum): 10 metres from OS5 Zone
 - ii) Density (Minimum): 30 units per hectare (Maximum): 65 units per hectare
 - iii) Provide built form along the OS5 Zone and orient the buildings to the open space by including individual unit doors or a main building entrance facing the open space.
 - iv) The 10 metre yard setback from the OS5 Zone will include increased landscaping as per the approved landscape plan through file 39T-17503 (3700 Colonel Talbot Road and 3645 Bostwick Road).
 - v) No structures are permitted within the 10m yard setback from the OS5 Zone. (Z.-1-192790)

R8-4 Zone Variation

- R8-4(1)
 - a) Regulations:
 - i) Setback from OS4 Line (Minimum) 0.0 metres
- R8-4(2)
 - a) Regulations:
 - i) Setback from the Centreline of Commissioners Road West (Minimum) 24 metres (78.7 feet)
- R8-4(3)
 - a) Regulations
 - i) Apartment buildings may have a minimum parking requirement of:
Bachelor, one bedroom apartment - 1 space per unit;
Two bedroom or larger apartment - 1.25 spaces per unit (Z.-1-92091)
- R8-4(4)
 - a) Regulations
 - i) Setback from a Railway Right-of-Way (Minimum) 15 metres (49.2 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.
(O.M.B. File #R 910387 - Appeal #5011 December 21, 1993)

R8-4(5)

- a) Regulations
 - i) Lot Area (Minimum) 0.3 hectare (0.7 acres.)
 - ii) Setback from a Railway Right-of-way (Minimum) 30 metres (98 feet)

Setback from the 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.-1-94307)

R8-4(6)

- a) Regulations
 - i) Floor Area Ratio (Maximum) 65%
 - ii) Existing Uses Continued:
Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that , were it not for Section 1.3 is prohibited in this by-law where:
 - a) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and
 - b) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.
(Z.-1-96440 - O.M.B. File No. R960353)

R8-4(7)

- a) Regulations
 - i) Floor Area Ratio (Maximum) 80%
 - ii) Rear Yard and Interior Side Yard Depth (Minimum) 1.0 metre (3.3 feet) for each 1.0 metre (3.3 feet) in height or as per Section 7.3 or Table 7.3 whichever is greater, where the yard abuts lands zoned Residential R1 or Residential R2.
 - iii) Parking Standard
One additional parking space for any dwelling unit greater than 70 square metres (753 square feet).
 - iv) Setback/Front Yard Exemption
Section 4.23 does not apply.
 - v) Existing Uses Continued:

Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that , were it not for Section 1.3 is prohibited in this by-law where:

- a) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and
- b) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.
(Z.-1-96440 - O.M.B. file No. R 960353 -
Order Issue Date: October 20, 1997)

R8-4(8)

- a) Regulations
 - i) Floor Area Ratio 90%
(Maximum)
(Z.-1-96448)

R8-4(9)

- a) Regulations:
 - i) Setback from a Railway Right-of-Way 30 metres (98 feet)
(Minimum)
 - ii) **Setback from a Railway Right-of-Way** means the shortest horizontal distance between the nearest boundary of a railway right-of-way and nearest part of any residential building.
(Z.-1-00799)

R8-4(10)

- 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 R8-4(10) 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)

R8-4(11)

- a) Regulations:
 - i) Floor Area Ratio: 80%
(Maximum)
 - ii) Rear Yard 24.4 metres (80 feet)
(Minimum)
 - iii) Parking Standard
One additional parking space for any dwelling unit greater than 70 square metres (735 square feet).
(Z.-1-01894)

R8-4(12)

- a) Permitted Uses:
 - i) Apartment units within a converted place of worship;
 - ii) Duplex dwelling.

- b) Regulations:
 - i) Parking Standard (Duplex)
One space per 100 m² (1,076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this By-law, whichever is greater.
 - ii) Parking Standard
One additional parking space for any dwelling unit greater than 70 square metres (753 square feet).
(Z.-1-02954)

R8-4(13)

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

R8-4(14)

- a) Regulations:
 - i) Front and Exterior Side Yard Depth (Minimum) 2.15 metres (7.05 feet)
 - ii) Height (Maximum) 14.1 metres (46.26 feet)
(Z.-1-061520)

R8-4(15)

- a) Permitted Use:
 - i) Residential dwelling units in the place of worship and parish hall as they exist at the time of the passing of the By-law.
- b) Regulations:
 - i) Additional Gross Floor Area for Architectural Features Such as Dormers and Stairwells. Maximum of 10% of existing gross floor area.
 - ii) Maximum Residential Dwelling Units on Lot (Z.-1-061576) 13

R8-4(16)

- 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 20 metres (66 feet) From High Pressure Pipeline (Minimum)
(Z.-1-091891)

- R8-4(17)
- a) Regulations:
- i) Front and Exterior Side Yard Depth 4.5m (14.76 ft) plus 1m (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.-1-112020)
- R8-4 (18)
- a) Regulations:
- i) Front Yard Setback (Minimum) 3.1 metres
- ii) Rear Yard Setback (Minimum) 2.9 metres
- iii) Interior Yard Setback (Minimum) 2.9 metres
- iv) Floor Area Ratio (Maximum) 142%
- v) Height to a depth of 40 metres from the Wharncliffe Road Allowance (Maximum) 14 metres
- vi) Height balance of the property (Maximum) 11 metres
- vii) Parking (Minimum) (Z.-1-122084) 50 spaces
- R8-4 (19) 3535 Settlement Trail
- a) Regulations:
- i) Building Height 21 meters (maximum)
Front yard depth 6.0 meters (minimum)
(Z.-1-122114)
- R8-4(20) 390 Princess Avenue
- a) Regulation
- i) The number of dwelling units, the yard setbacks and height of the existing building at 390 Princess Avenue shall be as existing on November 20, 2012 (Z.-1-122150)
- R8-4(21) 77 Tecumseh Avenue West
- a) Permitted Use:
- i) Residential dwelling units in the public school as it existed at the time of the passing of the By-law.
- b) Regulations:
- i) Additional Gross Floor Area for Architectural Features Such as Stairwells. Maximum of 10% of existing gross floor area.
- ii) Maximum Residential Dwelling Units on the Lot (Z.-1-132185) 22

- R8-4(22) 122 Wortley Road
- a) Regulations
- i) Setback from (south) interior side yard (Minimum) 2.5 metres
 - ii) Setback from (north) interior side yard (Minimum) (Z.-1-142260) 4.07 metres
- R8-4(23) 77 Tecumseh Avenue West
- a) Regulations:
- i) Exterior Side Yard Depth (Minimum) (6.4m)
 - ii) Residential Dwelling Units (Maximum) (Z.-1-142267) (22)
- R8-4(24) 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) 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)
- R8-4(25)
- a) Regulations
- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
 - ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
 - iii) Rear Yard Setback (Minimum): 3 metres (9.8 feet)
 - iv) Notwithstanding Section 3.9(2), the maximum density calculation shall be based on a lot area of 2.43 hectares, which includes the lands in the abutting Open Space Special Provision (OS4(10)) Zone. (Z.-1-142328)
- R8-4(26)
- a) Regulations
- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
 - ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
 - iii) Rear Yard Setback (Minimum): 3 metres (9.8 feet)

- iv) Notwithstanding Section 3.9(2), the maximum density calculation shall be based on a lot area of 2.46 hectares, which includes the lands in the abutting Open Space Special Provision (OS4(10)) Zone. (Z.-1-142328)

R8-4 (26)** 164 Sherwood Forest Square

a) Regulation[s]:

- i) Lot Frontage (minimum) 21 metres (68.9 feet)
- ii) Height of architectural towers (maximum) 16 metres (52.5 feet)
- iii) No habitable space shall be permitted above 13 metres in height

** numbering issue – matches by-law,(Z.-1-142337)

R8-4(27)

a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum): (Z.-1-142328) 5.5 metres (18.0 feet)

R8-4(28)

a) Permitted Uses

- i) Apartment Buildings (Z.-1-152386)

R8-4(29)

a) Regulations

- i) Front & Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres
- ii) Height (Maximum) (Z.-1-162444) 18.0 metres

R8-4(30)

a) Regulations:

- i) Density (Minimum) 70 units per hectare
- (Maximum) 75 units per hectare
- (Z.-1-162448)

R8-4(31) 232-240 Oakland Avenue

a) Additional Permitted Uses:

- i) Townhouse
- ii) Stacked Townhouse

b) Regulations:

- i) Parking Spaces 264 Spaces
- ii) Lot Frontage (Minimum) (Z.-1-162466) 11 metres

R8-4(32)

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

R8-4(33) 21 Wharncliffe Road South

- a) Regulations: for the existing building as of the date of the passing of the by-law
 - i) Height (maximum) 12m (39.4ft)
 - ii) Front Yard Setback (minimum) 6.2m (20.3 ft)
 - iii) Exterior Side Yard Setback (minimum) 0m (0ft)
 - iv) Minimum number of parking spaces where the total number of required spaces is 138 or less 100
 - v) Density – Units per hectare (maximum) (Z.-1-162524) 76

R8-4(35)

- a) Permitted Uses
 - i) Apartment buildings
 - ii) Lodging house class 2
 - iii) Stacked townhousing
- b) Regulations
 - i) Dwelling Setback from a High Pressure Pipeline (Minimum) (Z.-1-172539) 20 metres

915, 965, 1031 and 1095 Upperpoint Avenue

- c) Regulations:
 - ii) Front and Exterior Yard Depth (Minimum): (Z.-1-192780) 3.0 metres

R8-4(36) 1349, 1351, 1357 & 1361 Commissioners Road West

- a) Regulations
 - i) Front Yard Depth (minimum) 2m (6.6 ft)
 - ii) Height (maximum) 16.5m (54.13 ft)
 - iii) Number of Parking Spaces (minimum) 65 spaces
 - iv) The density, lot area, lot coverage and landscaped open space calculation shall be based on a lot area which includes the lands in the abutting Open Space Special Provision (OS1(4)) Zone. (Z.-1-162540)

R8-4(37)	169 Foster Avenue	
a)	Regulations:	
	i) Parking Spaces (minimum)	0.5 per unit
	ii) Bedrooms (maximum) (Z.-1-172554)	1 per unit
R8-4(38)	855 Trafalgar Street	
a)	Regulation[s]:	
	i) Front Yard Depth (minimum)	4 metres (13.12 feet)
	ii) Western Interior Side Yard Depth (minimum)	1.28 metres (4.2 feet)
	iii) Lot Frontage (minimum)	24 metres (78.75 feet)
	iv) Parking (minimum) (Z.-1-172579)	8 spaces
R8-4(39)	1235 – 1295 Fanshawe Park Road West	
a)	Additional Permitted Uses:	
	i) Nursing Homes	
	ii) Retirement Lodges	
	iii) Townhouse dwellings	
b)	Regulations:	
	i) Yard depths from Dalmagarry Road and Tokala Trail (Minimum)	2 metres (6.56 feet)
	ii) Yard depths from Dalmagarry Road and Tokala Trail (Maximum)	5 metres (16.4 feet)
	iii) Interior yard depth from north property line (Minimum)	6 metres (19.69 feet)
	iv) Interior yard depth from west property line (Minimum)	7.5 metres (24.61 feet)
	v) Yard depth from zone line between the R8-4(39) Zone and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone for a comprehensive development plan for all lands located within the R8-4(39) and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone (Minimum)	0 metres (0 feet)
	vi) Yard depth from zone line between the R8-4(39) Zone and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone for development of lands located within the R8-4(39) Zone only (Minimum)	per Table 12.3 -Residential R8 Zone

- vii) Density 97 units/ha.
(Maximum for all lands at (39.3 units/acre)
1235 - 1295 Fanshawe Park
Road West in the R8-4(39)
and the R8-4(40)/ASA3(10)/
ASA6(4)/ASA8(5) Zone)
- viii) Parking and Drive Aisles
No parking or drive aisles between the buildings and
the public streets (Z.-1-182634)

R8-4(40) 1235 – 1295 Fanshawe Park Road West

a) Additional Permitted Uses:

- i) Nursing Homes
- ii) Retirement Lodges
- iii) Townhouse dwellings

b) Regulations:

- i) Building Form - All uses may develop in standalone buildings, a shopping centre building, or as part of a mixed-use residential/commercial building, including a live-work format
- ii) Yard depth from Dalmagarry Road 2 metres
(Minimum) (6.56 feet)
- iii) Yard depth from Dalmagarry Road 5 metres
(Maximum) (16.4 feet)
- iv) Yard depth from zone line 0 metres
between the R8-4(39) Zone and the (0 feet)
R8-4(40)/ASA3(10)/ASA6(4)ASA8(5)
Zone for a comprehensive development
plan for all lands located within the
R8-4(39) and the R8-4(40)/ASA3(10)/
ASA6(4)/ASA8(5) Zone
(Minimum)
- v) Yard depth from zone line per Table 12.3
between the R8-4(39) Zone and the - Residential R8
R8-4(40)/ASA3/ASA6/ASA8(5) Zone
for residential development, on lands
located within the R8-4(40)/
ASA3(10)/ASA6(4)/ASA8(5) Zone only
(Minimum)
- vi) Yard depth from zone line 8 metres
between the R8-4(39) Zone and the (26.25 feet)
R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5)
Zone for mixed-use or commercial
development, on lands located within
the R8-4(40)/ASA3(10)/ASA6(4)/
ASA8(5) Zone only
(Minimum)
- vii) Interior yard depth from 7.5 metres
west property line (24.61 feet)
(Minimum)
- viii) Yard depth from Fanshawe Park 2 metres
Road West for new development (6.56 feet)
or redevelopment
(Minimum)

- ix) Yard depth from Fanshawe Park Road West for new development or redevelopment (Maximum) 6 metres (19.69 feet)
 - x) Height (Maximum) 15 metres (49.21 feet)
 - xi) Density (Maximum for all lands at 1235 - 1295 Fanshawe Park Road West in the R8-4(39) and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone) 97 units/ha. (39.3 units/acre)
 - xii) Density (Maximum for lands in the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone only) 114 units/ha. (46.2 units/acre)
 - xiii) Parking and Drive Aisles
No parking, for new development or drive aisles, or redevelopment drive-through facilities between the buildings and the public streets
 - xiv) Mixed-use residential/commercial buildings may include any of the uses permitted in the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zones but shall comply with the regulations of the R8-4(40) Zone. (Z.-1-182634)
- R8-4(41) 1090, 1092, and 1096 Hamilton Road
- a) Regulations:
 - i) Front yard depth (minimum) 0.8 metres (2.6 feet)
 - ii) Parking (minimum) 56 spaces (Z.-1-182648)
- R8-4(42) 391 South Street
- a) Additional Permitted Uses
 - i) Offices
 - ii) Medical-dental offices
 - iii) Clinics
 - iv) Day care centres
 - v) Studios
 - vi) Convenience stores
 - vii) Pharmacies
 - viii) Financial institutions
 - ix) Personal service establishments
 - x) Restaurants, eat-in
 - xi) Business service establishments
 - xii) Hotels
 - xiii) Retail Store
 - b) Regulations
 - i) Within the existing building, there will be no limit on the location of non-residential floor area or floor space permitted within, with the exception of the retail store use.
 - ii) For the existing building, the height is as existing on the date of the passing of the by-law.

- iii) Residential uses located on the ground floor of the existing building may occupy no more than 80% of the total ground floor gross floor area
- iv) Within new buildings, non-residential uses are restricted to the ground floor with a maximum combined gross floor area of 850m²
- v) Lot Frontage Minimum 25m
- vi) Lot Coverage Maximum 80%
- vii) Height Minimum 9m (29 ft)
Maximum 13 m (42 ft)
- viii) Density Minimum 50 units per hectare
Maximum 60 units per hectare
- ix) Front and Exterior Side Yard Setbacks Minimum 0m (0 ft)
Maximum 3m (10 ft)
- x) Rear Yard Requirements Maximum 3m (10 ft)
- xi) Interior Side Yard Requirements Minimum 2m (6 ft)
- xii) Landscaped Open Space Minimum 20%
- xiii) Parking requirement for residential uses per unit Minimum 0.75 spaces
- xiv) Retail Store Total Gross Floor Area Maximum 300m² (3,229 sq ft)
- xv) Offices/Medical Dental Offices maximum (Z.-1-182687) 2,000m² for new buildings

R8-4(47) 2054 Adelaide Street North

a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
(Z.-1-192775 - LPAT Issued - 2018-11-05)

R8-4(44) 440 Clarke Road

a) Permitted Uses:

- i) Apartment Building, with any or all of the other permitted uses on the first floor.

b) Regulation[s]:

- i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.
(Z.-1-192730)

- R8-4(45) 447 Old Wonderland Road
- a) Regulations:
- i) Front Yard Depth (Minimum): 0.75 metres (2.46 feet)
 - ii) Exterior Side Yard Depth (Minimum): 0.75 metres (2.46 feet)
 - iii) Setback of Balcony Projection to Lot Line (Minimum): 0.75 metres (2.46 feet)
 - iv) Building Height (Maximum): 15.5 metres (50.85 feet)
 - v) Density (Maximum): 78 units per hectare (Z.-1-192733)
- R8-4(46) 3087 White Oak Road
- a) Regulations:
- i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
 - ii) Front Yard Depth (Minimum): 3m (9.8ft) (Z.-1-192756)
- R8-4(47) 480 Edgevalley Road
- a) Regulations:
- i) For the purpose of this by-law, the front lot line shall be deemed to be Kilally Road.
 - ii) Density (Maximum): 75 units per hectare
 - iii) Height (Maximum): Four (4) storeys 15 metres (49.2 feet)
 - iv) Front Yard Setback (Minimum): 2.0 metres (6.6 feet) (Maximum): 6.0 metres (19.7 feet)
 - v) Exterior Side Yard Depth - Edgevalley Road (Minimum): 3.0 metres (9.8 feet) (Maximum): 7.0 metres (23.0 feet)
 - vi) Exterior Side Yard Depth - Agathos Street (Minimum): 2.0 metres (6.6 feet) (Z.-1-192785)
- R8-4(48) 475 Edgevalley Road
- a) Regulations:
- i) For the purpose of this by-law, the front lot line shall be deemed to be Kilally Road.
 - ii) Density (Maximum): 75 units per hectare
 - iii) Height (Maximum): Four (4) storeys 16 metres (52.5 feet)
 - iv) Front Yard Setback (Minimum): 2.0 metres (6.6 feet) (Maximum): 6.0 metres (19.7 feet)

- v) Exterior Side Yard Depth - Edgevalley Road
 - (Minimum): 3.0 metres (9.8 feet)
 - (Maximum): 7.0 metres (23.0 feet)
 - vi) Exterior Side Yard Depth - Agathos Street
 - (Minimum): 2.0 metres (6.6 feet)
 - (Z.-1-192785)

- R8-4(49) 3700 Colonel Talbot Road and 3645 Bostwick Road
 - a) Regulations:
 - i) Front Yard and Exterior Side Yard Depth (m)
 - (Minimum): 1.0 metres (3.3 feet)
 - (Maximum): 4.0 metres (13.1 feet)
 - ii) Density
 - (Minimum): 30 units per hectare
 - (Maximum): 75 units per hectare
 - iii) Building Orientation – The principle entrance shall be oriented to Colonel Talbot Road or at the corner of Colonel Talbot Road and future Street A.
 - (Z.-1-192790)

- R8-4(50) 3700 Colonel Talbot Road and 3645 Bostwick Road
 - a) Regulations:
 - i) Front Yard Setback (Dwelling, or Building)
 - (Minimum): 3 metres (9.8 feet)
 - (Maximum): 4.5 metres (14.8 feet)
 - iii) Front Yard Depth (Dwelling)
 - Garages (Minimum): 6 metres (19.7 feet)
 - iv) Interior Side Yard
 - (Minimum): 1.2 metres (3.9 feet)
 - v) Density
 - (Minimum): 30 units per hectare
 - (Maximum): 75 units per hectare
 - vi) 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.-1-192790)

- R8-4(51) 3700 Colonel Talbot Road and 3645 Bostwick Road
 - a) Regulations:
 - i) Front Yard and Exterior Side Yard Depth (m)
 - (Minimum): 1.0 metres (3.3 feet)
 - (Maximum): 4.0 metres (13.1 feet)
 - ii) Density
 - (Minimum) 30 units per hectare
 - (Maximum) 75 units per hectare
 - iii) Height (Maximum): 4 Stories
 - iv) Building Orientation – The principle entrance shall be oriented to Street A or at the corner of Street A and Street D.
 - (Z.-1-192790)

- R8-4(52) 3700 Colonel Talbot Road and 3645 Bostwick Road
 - a) Regulations:
 - i) Front Yard and Exterior Side Yard Depth (m)
 - (Minimum): 1.0 metres (3.3 feet)
 - (Maximum): 4.0 metres (13.1 feet)

	ii)	Density (Minimum): (Maximum):	30 units per hectare 100 units per hectare
	iii)	Height (Minimum): (Maximum):	2 Storeys 4 Storeys
	iv)	Building Orientation – The principle entrance shall be oriented to Bostwick Road. (Z.-1-192790)	
R8-4(53)	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)	
R8-4(54)	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)	
R8-4(55)	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)	

R8-4(56) Old Victoria Hospital Lands Phase II

a) Additional Permitted Uses

- i) Offices;
- ii) Medical/dental offices;
- iii) Clinics;
- iv) Day care centres;
- v) Studios;
- vi) Convenience stores;
- vii) Pharmacies;
- viii) Financial institutions;
- ix) Personal service establishments;
- x) Restaurant, eat-in;
- xi) Business service establishments;
- xii) Hotel within existing buildings;
- xiii) Craft brewery;
- xiv) Artisanal workshop

b) Regulations

- i) Non-residential uses are restricted to the first and second floor, with the exception of existing buildings which have no limit on the amount or location of non-residential floor area permitted within them.
- ii) Front and Exterior Side Yard Depth (Minimum) 1.0 m (3.2 ft) or as existing for existing buildings
- iii) Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft) or as existing for existing buildings
- iv) Rear Yard Depth (Minimum) 3.0 m (9.8 ft) or as existing for existing buildings
- v) Interior Side Yard Depth (Minimum) 2.0 m (6.6 ft) or as existing for existing buildings
- vi) Yard Depth Between R8-4 Zones (Minimum) 0 m (0 ft)
- vii) Landscaped Open Space (Minimum) 20% or as existing for existing buildings
- viii) Lot Coverage (Maximum) 80%
- ix) Building Height (Minimum) 9.0 m (29.5 ft)
- x) Building Height (Maximum) 34.5 m (113 ft) or 11 storeys, whichever is greater
- xi) Density (Minimum) 50 UPH
- xii) Parking for Residential Uses (Minimum) 0.5 spaces per unit
- xiii) Parking for All Uses Within Existing Buildings (Minimum) 0 spaces
- xiv) Podium Height (Minimum) 3 storeys
- xv) Podium Height (Maximum) 4 storeys
- xvi) Tower Step Back Beyond the 4th Storey (Minimum) (Z.-1-202877) 3 m (9.8 ft)

R8-4(57) Old Victoria Hospital Lands Phase II

a) Additional Permitted Uses

- i) Offices;
- ii) Medical/dental offices;
- iii) Clinics;
- iv) Day care centres;
- v) Studios;
- vi) Convenience stores;
- vii) Pharmacies;
- viii) Financial institutions;
- ix) Personal service establishments;
- x) Restaurant, eat-in;
- xi) Business service establishments;
- xii) Hotel within existing buildings;
- xiii) Craft brewery;
- xiv) Artisanal workshop

b) Regulations

- i) Front and Exterior Side Yard Depth (Minimum) 1.0 m (3.2 f)
- ii) Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft)
- iii) Rear Yard Depth (Minimum) 3.0 m (9.8 ft)
- iv) Interior Side Yard Depth (Minimum) 2.0 m (6.6 ft)
- v) Landscaped Open Space (Minimum) 20%
- vi) Lot Coverage (Maximum) 80%
- vii) Building Height (Minimum) 9.0 m (29.5 ft)
- viii) Building Height (Maximum) 34.5 m (113 ft) or 11 storeys, whichever is greater
- ix) Density (Minimum) 50 UPH
- x) Parking for Residential Uses (Minimum) 0.5 spaces per unit
- xvii) Podium Height (Minimum) 3 storeys
- xviii) Podium Height (Maximum) 4 storeys
- xix) Tower Step Back Beyond the 4th Storey (Minimum) (Z.-1-202877) 3 m (9.8 ft)

R8-4(58) Old Victoria Hospital Lands Phase II

a) Additional Permitted Uses

- i) Hotel within existing buildings;
- ii) Day care centres;
- iii) Libraries;
- iv) Post office depots;
- v) Private schools

b) Regulations

- i) Front and Exterior Side Yard Depth (Minimum) 1.0 m (3.2 ft) or as existing for existing buildings
- ii) Front and Exterior Side Yard Depth (Maximum) 3.0 m (9.8 ft) or as existing for existing buildings

iii)	Rear Yard Depth (Minimum)	3.0 m (9.8 ft) or as existing for existing buildings
iv)	Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft) or as existing for existing buildings
v)	Yard Depth Between R8-4 Zones (Minimum)	0 m (0 ft)
vi)	Landscaped Open Space (Minimum)	20% or as existing for existing buildings
vii)	Lot Coverage (Maximum)	80%
viii)	Building Height (Minimum)	9.0 m (29.5 ft)
ix)	Building Height (Maximum)	25.5 m (83.7 ft) or 8 storeys, whichever is greater
x)	Density (Minimum)	30 UPH
xi)	Parking for Residential Uses (Minimum)	0.5 spaces per unit
xii)	Parking for All Uses Within Existing Buildings (Minimum)	0 spaces
xx)	Podium Height (Minimum)	3 storeys
xxi)	Podium Height (Maximum)	4 storeys
xxii)	Tower Step Back Beyond the 4th Storey (Minimum) (Z.-1-202877)	3 m (9.8 ft)

R8-4(59) Old Victoria Hospital Lands Phase II

a) Permitted Uses

i) Stacked townhouses

b) Regulations

i)	Front and Exterior Side Yard Depth (Minimum)	1.0 m (3.2 ft)
ii)	Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
iii)	Rear Yard Depth (Minimum)	3.0 m (9.8 ft)
iv)	Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
v)	Landscaped Open Space (Minimum)	20%
vi)	Lot Coverage (Maximum)	80%
vii)	Building Height (Minimum)	9.0 m (29.5 ft)
viii)	Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
ix)	Density (Minimum)	15 UPH
x)	Density (Maximum)	75 UPH
xi)	Parking for Residential Uses (Minimum)	1 space per unit
xii)	Residential Garage Width (Maximum) (Z.-1-202877)	50% of the building width

Table 12.3

Residential R8 Zone

Regulations for R8 Zone Variations

Residential Type		Apartment Buildings, Stacked Townhouses, Lodging Houses, & Special Population's Accommodations			
Zone Variations		R8-1	R8-2	R8-3	R8-4
Permitted Uses		See Section 12.2			
Lot Area (M ²) Minimum		800	1000	1000	1000
Lot Frontage (M) Minimum		20	20	25	30
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 3.0 metres (9.8 feet)			
	Local Street Garage				
	Arterial				
	Primary Collector				
	Secondary Collector				
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)			
Landscaped Open Space (%) Minimum		30			
Lot Coverage (%) Maximum		30	35	35	40
Height (M) Maximum		13.0			
Density – Units Per Hectare Maximum		40	50	65	75