

SECTION 13

RESIDENTIAL R9 ZONE

13.1 GENERAL PURPOSE OF THE R9 ZONE

The Zone provides for and regulates a wide range of medium and higher density residential developments in the form of apartment buildings.

13.2 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 R9 Zone variation for any use other than the following uses:

- a) Apartment buildings;
- b) Lodging house class 2; (Z.-1-93172)
- c) Senior citizens apartment buildings;
- d) Handicapped persons apartment buildings
- e) Continuum-of-care facilities. (Z.-1-01915)

13.3 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 R9 Zone variation except in conformity with the regulations as set out below and in Table 13.3 or as set out on the Zoning Maps.

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

13.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R9 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 13.2 and/or Section 13.3 shall apply.

a) R9-1 Zone Variation

R9-1(1)

a) Regulations:

Notwithstanding any provision of Section 4.19 or Section 13.3 to the contrary, the following provisions shall apply:

- | | | |
|------|--|----------------------|
| i) | Front Yard Depth
(Minimum): | 7.1 metres |
| ii) | East Interior Side Yard Depth
(Minimum): | 11.2 metres |
| iii) | Density
(units per hectare maximum) | 107 units/ha |
| iv) | Parking | 1.16 spaces per unit |
| v) | Density Bonus
(Z.-1-081695 approved January 21, 2008) | not applicable |

R9-1(2) 8 Fairview Court and 770 Whetter Avenue

a) Regulations:

- | | | |
|----|--|-----------|
| i) | Setback from a Railway
Right-of-Way (Minimum) | 15 metres |
|----|--|-----------|

- 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
- iii) Sight triangle setback from the point of intersection of the centre line of both the railway and the road 0.0 metres
Z.-1-122144 – Oct 30, 2012

b) R9-2 Zone Variation

c) R9-3 Zone Variation

R9-3(1)

Repealed by By-law No. Z.-1-93202

R9-3(2) 35 and 41 Capulet Lane

- a) Regulations
 - i) Setbacks from a Railway Right-of-Way (Minimum) 60 metres (196.9 feet).
 - ii) **Setback from 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 890025/R 910387 - Appeal #9001-0 June 4, 1993)

R9-3(3)

- a) Regulations:
 - i) Dwelling units are to be contained within buildings, including minor additions, on lots existing on May 11, 1992;
 - ii) Average Dwelling Unit Floor Area (Minimum) 65 square metres (700 square feet).
 - iii) Landscaped Open Space (Minimum) 25%
 - iv) Front Yard Parking Area Setback (Minimum) 0.0 metre
 - v) Interior Side Yard Parking Area Setback (Minimum) 0.0 metre
 - vi) Rear Yard and Interior Side Yard Accessory Building Setback (Minimum) (Z.-1-93202) 0.0 metre

R9-3 (4)

- a) Regulations
- i) Setback from Railway Right-of-Way with a Safety and Noise Berm (Minimum) 15 metres (49.2 feet)
 - ii) Density Bonus (Maximum) 25%
 - iii) Density Bonus for underground parking (Z.-1-94266) None

R9-3(5)

- a) Regulations
- i) Lot Coverage (Maximum) 60%
 - ii) Floor Area Ratio (Maximum) 1.0:1
 - iii) Front, Rear, Interior and Exterior Yard Depth (Minimum) 3 metres (9.8 feet) plus 1 metre for every 3 metres (9.8 feet) of building height or fraction thereof above 3 metres (9.8 feet).
- (O.M.B. File #R 910387 - Appeal #9003-6 May 9, 1994)

R9-3(6)

(added to By-law by Z.-1-00743) (deleted by Z.-1-00794)

R9-3(7)

- a) Additional Permitted Use:
- i) Stacked townhouse.
- b) Regulations:
- i) Interior Side Yard (Minimum) East Side Only: 3 metres (10 feet).
 - ii) Front Yard Depth (Minimum) 1.5 metres (5 feet)
 - iii) Parking Requirement 1.3 cars per unit
 - iv) Landscaped Open Space (Minimum) 28.2 %
 - v) Lot Coverage (Maximum) (Z.-1-00794) 31.4 %

R9-3(8)

- a) Regulations:
- i) Setback from a Railway Right-of-Way (Minimum) 30 metres (98 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 nearest part of any residential building.
(Z.-1-00799)

R9-3(9)

a) Regulations:

- i) Lot Coverage (Maximum) 70%

(Schedule "A31-B" to the Order of the O.M.B. made on July 29th, 1992.
O.M.B. File #0910043/R910387, A31 Referral #66, Appeal #2019
(amending order issue date: June 20, 1997)

R9-3(10) 83, 85 and 89 Ridout Street South

a) Regulations

- i) Interior Side Yard (South) (Minimum) 4.0 meters (13 feet)
- ii) Interior Side Yard (North) (Minimum) 5.5 meters (18 feet)
- iii) Front yard setback (Minimum) 2.7meters (8.1feet)
- iv) Lot coverage (Maximum) 31%
- v) Density (Maximum) (Z.-1-142315) 85 units per hectare

R9-3(11) NUMBER NOT USED

R9-3(12) 609 William Street

a) Regulations

- i) Lot Frontage (William Street) (m) Minimum 14.7 metres (48.23 feet)
- ii) Interior Side Yard Depth North (m) Minimum 0.0 metres (0.0 feet)
- iii) Landscaped Open Space Associated with Existing Building (%) Minimum 17.5 percent
- iv) Off-street Parking Associated with parking Existing Building (Minimum) 22 spaces which may be reduced by up to four spaces if they are legally dedicated for use by 510 Central Avenue for residential purposes.
(Z.-1-142366)

R9-3(13)

a) Regulation:

- i) Height (Maximum) (Z.-1-152390) 9 storeys

- R9-3(14) 644 and 646 Huron Street
- a) Regulations:
- i) Front Yard Setback (Minimum and Maximum) 2 metres (6.5 feet) to a maximum of 4 metres (13.1 feet)
 - ii) Interior Side Yard Setback (Minimum) 2 metres (6.5 feet) plus 1 additional metre for each storey above the third storey.
 - iii) Height (Maximum) (Z.-1-182656) 13 metres (42.6 feet)
- R9-3(15) 391 South Street
- a) Permitted Uses
- i) Apartment buildings
 - ii) Stacked townhouses
- b) Secondary Permitted Uses on the ground floor abutting the Riverfront Promenade:
- i) Restaurants, eat-in
 - ii) Studios
- c) Regulations
- i) Lot Coverage (Maximum) 80%
 - ii) Height
 - Minimum 21 m (69 ft)
 - Maximum 30 m (98 ft)
 - iii) Density
 - Minimum 75 units per hectare
 - Maximum 100 units per hectare
 - iv) Floor plate above 4th Storey Maximum 800m²
 - v) Front and Exterior Side Yard Setbacks
 - Minimum 0 m (0 ft)
 - Maximum 3m (10 ft)
 - vi) Rear Yard Requirements
 - Minimum 0m (0 ft)
 - vii) Interior Side Yard Requirements
 - Minimum 0m (0 ft)
 - viii) Landscaped Open Space
 - Minimum 20%
 - ix) Parking requirement for residential uses per unit
 - Minimum 0.75 spaces
 (Z.-1-182687)
- R9-3(16) 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): 100 units per hectare
- iii) Height
(Minimum): 2 Storeys
(Maximum): 7 Storeys (24m)
- iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street A.
(Z.-1-192790)

R9-3(17) 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): 100 units per hectare
- iii) Height
(Minimum): 2 Storeys
(Maximum): 9 Storeys (32m)
- iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street A.
(Z.-1-192790)

R9-3(18) 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): 100 units per hectare
- iii) Height
(Minimum): 2 Storeys
(Maximum): 7 Storeys (24m)
- iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street M.
(Z.-1-192790)

R9-3(19) 799 Southdale Road West

a) Regulations:

- i) Density
(maximum) 100uph
- ii) Height
(maximum) 17 metres
- iii) Front yard
(minimum) 0.5 metres
- iv) West Side Yard
(minimum) 4.8 metres

- v) East Side Yard (minimum) 6.0 metres
- vi) The front lot line is deemed to be Southdale Road West
- vii) All buildings must be oriented to the Southdale Road West frontage (Z.-1-202876)

d) R9-4 Zone Variation

e) R9-5 Zone Variation

R9-5(1)

- a) Regulations
 - i) Density bonus regulations shall not apply.
 - ii) All yard setbacks (Z.-1-93158) 0.0 metre from the OS4 Zone Variation

f) R9-6 Zone Variation

R9-6(1)

- a) Regulations
 - i) Density bonus regulations shall not apply.
 - ii) All yard setbacks 0.0 metre from the OS4 Zone Variation
 - iii) Lot Coverage (Maximum) (Z.-1-92063) 55%

R9-6(2)

- a) Regulations
 - i) Rear Yard Depth (Minimum) 3 metres (9.8 feet) per 3 metres of building height or fraction thereof greater than 15 metres (49.2 feet) but in no case less than 7 metres (23.0 feet). (O.M.B. File # R 910387 - Appeal #9009-14) December 21, 1993)

g) R9-7 Zone Variation

R9-7(1)

- a) Regulations:
 - i) Setback from Centreline 18 metres (57.6 feet) of Riverside Drive
 - ii) Total Number of Units 268

R9-7(2)

- a) Regulations:
 - i) Coverage (Maximum) 20% plus parking structures.

- ii) Yards to Property Lines One-half the height of the building; however separation between structures within the same zone will be as per the Site Plan Agreement registered on title.

R9-7(3)

- a) Regulations:
 - i) Front Yard 7.5 metres (24.6 feet) (Minimum)
 - ii) Exterior Side Yard 6.0 metres (19.7 feet) (Minimum)
 - iii) Interior Side Yard 5.0 metres (16.4 feet) (Minimum)
 - iv) Rear Yard (Minimum) 7.5 metres (24.6 feet)

R9-7(4)

- a) Additional Permitted Use:
 - i) Convenience store.
- b) Regulations
 - i) Gross Floor Area (Maximum) 100.0 square metres for Convenience Store (1,076 square feet)
(O.M.B. File #910043, R 910387 - Appeal #5013 June 4, 1993)

R9-7(5)

- a) Additional Permitted Use:
 - i) Bed and breakfast establishment.
- b) Regulations
 - i) Lot Area (Minimum) 2 000 square metres (21,528 square feet).
 - ii) Rear Yard (Minimum) 15 metres (49.21 feet).
 - iii) Front Yard (Minimum) 0 metre (0 feet).
 - iv) Exterior Side Yard (Minimum) 4.5 m (14.8 ft.).
 - v) No vehicular access will be provided to the side street.
 - vi) Lot frontage is defined as frontage onto an arterial road.
(O.M.B. File #O 930014/Z 930015 - Appeal #9903 June 4, 1993)

R9-7(6)

- a) Regulations
 - i) Rear Yard and Interior Side Yard Depth (Minimum) For all portions of a building above 6 metres (19.7 feet) in height, the required minimum setback shall be 1 metre (3.3 feet) for each 1 metre (3.3 feet) in height, but in no case less than 6 metres (19.7

feet) for all portions of a building between 0 and 6 metres (19.7 feet) in height where a building abuts a Residential R1 or Residential R2 Zone Variation. (Z.-1-95359 and Z.-1-95360)

R9-7(7)

a) Regulations:

- i) Dwelling Setback From Railway Right-of-Way (Minimum): 120 metres (394 feet) in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to the railway right-of-way, or 30 metres (98 feet) in conjunction with the safety/acoustic berm noted above.

(Z.-1-99703 - O.M.B. Order No. 0595 - Order Issue Date: April 18, 2000)

R9-7(8)

a) Regulations:

- i) Rear Yard and Interior Side Yard Depth (Minimum) 6.0 metres (19.7 feet) plus 1.0 metre (3.3 feet) per 1.0 metre (3.3 feet) in height for all portions of a building above 6.0 metres (19.7 feet) in height.
- ii) Where the lands to which this special provision applies are used for a combination of uses permitted by this zone and the ResidentialR6 (R6-5) Zone, the maximum coverage regulation shall be 40 percent.
- iii) Where the lands to which this special provision applies are used for a combination of uses permitted by this zone and the Residential R6 (R6-5) Zone, the maximum number of dwelling units permitted by the applicable density regulation in Table 13.3 shall be reduced at the rate of one dwelling unit for each cluster detached and/or attached dwelling unit proposed for development.
- iv) The front and exterior side yard depth (minimum) regulation in Table 13.3 shall apply to the yards abutting existing and future secondary collector streets.
(Z.-1-041275)

R9-7(9)

a) Regulations

- i) Front Yard Townhouses (Minimum) Apartments 6 m (19.7 ft.) 5.7 m (18.7 ft.)
- ii) Exterior Townhouses Side Yard Parking Structure (Minimum) 1.8 m (5.9) 0.0 m
- iii) Rear Yard Apartments (Minimum) 8 m (26.2 ft.)
(Z.-1.061457)

R9-7(10)

- a) Regulation:
- i) Notwithstanding the provisions of Section 3.9 2) a) of this By-law to the contrary, the maximum density calculation for the lands zoned R9-7(10) shall be based on a lot area of 1.33 ha (3.28 ac) which includes the lands in the abutting Open Space Special Provision (OS5(6)) Zone.
(Z.-1-061466)

R9-7(11)

- a) Regulations:
- i) Coverage 35%
(Maximum)
 - ii) Notwithstanding Table 13.3, the following height regulations shall apply:
Building 1 – to be located on northern half of site –
12 stories maximum
Building 2 – to be located on southwest portion of site –
9 stories maximum
(Z.-1-061580)

R9-7(12)

- a) Permitted Uses:
- i) Apartment buildings Lodging house class 2
 - ii) Senior citizens apartment buildings
 - iii) Continuum-of-care facilities
 - iv) Handicapped persons apartment buildings
 - v) Nursing homes
 - vi) Retirement lodges
 - vii) Continuum-f-care facilities
 - viii) Emergency care establishments
 - ix) Handicapped persons apartment buildings
 - x) Triplex
 - xi) Fourplex
 - xii) Townhouse
 - xiii) Stacked Townhouse
- b) Regulations:
- i) Lot Area 1000 m2
Minimum
 - ii) Lot Frontage (m) 30.0 metres
Minimum
 - iii) Setback for 1st and 2nd 0.0 m minimum
From any street depth (m) 3.0 m maximum
 - iv) Setback for 3rd storey and 1.0 metre (max/min) plus
Above the setback established for
the 1st and 2nd storey's
 - v) Setback from OS5 Open 1.0 metre
Space (%) Minimum
 - vi) Landscaped Open Space 30%
(%) Minimum
 - vii) Lot coverage 30%; plus up to 10%
additional Maximum
coverage, if the
landscaped open Space
provided is increased 1%

		for Every 1% in coverage over 30%
viii)	Height (m) Maximum for triplexes, fourplexes and townhouses	12.0 metres
ix)	Height (m) Maximum for all other uses	45.0 metres
x)	Density-units per hectare Minimum Maximum (Z.-1-081786)	250 units per hectare 300 units per hectare
R9-7(13)		
a)	Additional Permitted Use:	
	i)	Underground Commercial Parking Structure, to a maximum of 135 spaces. (Z.-1-111983)
R9-7(14)		
a)	Regulation:	
	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)
R9-7(15)		
a)	Permitted Use:	
	i)	One apartment building containing a maximum of 165 dwelling units. (Z.-1-112014 – PL000128 – Issue Date: March 12 th , 2010)
R9-7(16)		
a)	Regulations:	
	i)	Front yard depth to Sunningdale Road for the first 3 storey's (Z.-1-122099)
		0.0 m minimum
R9-7(17)		
	982 Gainsborough Road	
a)	Regulation[s]	
	i)	Easterly Interior Side Yard Depth (minimum)
		12 m (39.4 feet)
	ii)	Yard Encroachment for balconies
		3.0 metres (9.8 feet) provided the projection is no closer than 3.0 metres (9.8 feet) to the lot line. (Z.-1-132225)
R9-7(17)		
a)	Additional Permitted Uses	
	i)	Townhouse or Stacked Townhouse
b)	Regulations	
	i)	Density (minimum)
		125uph (50.59 units/acre)
	ii)	Density (maximum)
		150 uph (60.73 units/acre)

- iii) Yard Depth Abutting the Commercial Zone to the South (minimum) 0.0 m
 - iv) Yard Depth Abutting Dalmagarry Road and Tokala Trail (maximum) 5.0 m (16.4 ft.)
 - v) East Yard Depth (min) (Z.-1-132170) 5.0 m (16.4 ft.)
- R9-7(18) 401-463 Platt's Lane
- a) Regulation:
 - i) Parking (Minimum) (Z.-1-132244) 76 spaces
- R9-7(19) 1615, 1619, 1623 and 1627 Richmond Street
- a) Permitted uses:
 - i) Cluster townhouses
 - ii) Apartment buildings
 - iii) Senior citizens apartment buildings
 - iv) Continuum-of-care facilities
 - b) Regulations
 - i) Lot Frontage (Minimum) 70.0 metres (229.6 feet)
 - ii) Lot Area (Minimum) 0.60 hectares (1.4 acres)
 - iii) Front Yard Depth (maximum) 3.0 metres (9.8 feet) from the ultimate road allowance
 - iv) Lot Coverage (Maximum) 40%
 - v) Density (Maximum) 150 Units per Hectare (60 units per acre)
 - vi) Bedrooms per dwelling unit (Maximum) 3
 - vii) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard.
 - c) Additional Regulations for Apartment Buildings, Senior Citizen Apartment Buildings, and Continuum-of-Care Facilities
 - i) Height (first 25.0 metres of lot depth) (Maximum) 15.0 metres (49.2 feet)
 - ii) Setback from Rear Property Line (Minimum) 65.0 metres (213.3 feet)
 - iii) Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)

- d) Additional Regulations for Cluster Townhouses
- i) Height (Maximum) 9.5 metres (31.2 feet)
 - ii) Maximum height to be measured from grade to roof peak
 - iii) Basement ceiling height above grade (Maximum) 0.5 metres (1.6 feet)
 - iv) Number of townhouse dwelling units (Maximum) 8
 - v) Number of vertically attached townhouse dwelling units (Maximum) 4
 - vi) North Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
 - vii) South Interior Side Yard Depth (Minimum) 15.0 metres (49.2 feet)
 - viii) Rear Yard Depth (Minimum) (Z.-1-142262) 15.0 metres (49.2 feet)

R9-7(20) 1631, 1635, and 1639 Richmond Street

a) Permitted Uses:

- i) Apartment buildings
- ii) Senior citizens apartment buildings
- iii) Continuum-of-care facilities

b) Regulations:

- i) Lot Frontage (Minimum): 70.0 metres (229.6 feet)
- ii) Lot Area (Minimum): 0.60 hectares (1.4 acres)
- iii) Front Yard Depth (maximum): 3.0 metres (9.8 feet) from the ultimate road allowance
- iv) Interior Side Yard Depth (Minimum): 3.0 metres (9.8 feet)
- v) Lot Coverage (Maximum): 45%
- vi) Density (Maximum): 200 units per hectare (80 units per acre)
- vii) Bedrooms per dwelling unit (Maximum): 3
- Parking Standard (Minimum): 0.67 parking spaces per dwelling unit
- viii) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard or provides vehicular access to Richmond Street located in the required front yard.

- ix) Height (Maximum): 22.0 metres (72.2 feet) (first 25.0 metres of lot depth)
- x) Height (Maximum): 15.0 metres (49.2 feet) (beyond the first 25.0 metres of lot depth)
- xi) Setback from Rear Property Line (Minimum): 50.0 metres (164.0 feet)
- xii) Surface Parking Area Setback from Rear Property Line (Minimum): 28 metres (91.9 feet) (Z.-1-142263 repealed and replaced by Z.-1-192769)

Repealed by OMB ORDER PL140204 – Repealed By-law No. Z.-1-142264

R9-7(22) 545 Fanshawe Park Road West

- a) Regulations
 - i) Front Yard Setback (Minimum) 5.0 meters (16.4 feet)
 - ii) Interior Side Yard Setback (East) (Minimum) 12.4 meters (40.8 feet)
 - iii) Interior Side Yard Setback (West) (Minimum) 9.2 meters (30.2 feet)
 - iv) Rear Yard Setback (Minimum) (Z.-1-142294) 9.5 meters (31.2 feet)

R9-7(23) 1643, 1649, and 1653 Richmond Street

- a) Permitted uses for 1643 and 1649 Richmond Street:
 - i) Apartment Buildings
- b) Regulations for 1643 and 1649 Richmond Street:
 - i) Frontage (Minimum): 50 metres (165 feet)
 - ii) Lot Area (Minimum): 0.4 hectares (1 acre)
 - iii) Interior Yard Depth (Minimum): 3 metres (10 feet)
 - iv) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard, or where access to an underground parking garage is necessary in a required side yard.
 - v) Height (first 25.0 metres of lot depth) (Maximum): 22.0 metres (72.2 feet)
 - vi) Height (beyond the first 25.0 metres of lot depth) (Maximum): 15.0 metres (49.2 feet)
 - vii) Setback from Rear Property Line (Minimum): 50.0 metres (164 feet)

- viii) Surface Parking Area 28 metres (91.9 feet)
Setback from Rear Property
Line (Minimum):

- c) Permitted uses for 1653 Richmond Street:
 - i) Apartment Buildings
 - ii) Medical/Dental Offices on ground floor of an apartment building

- d) Regulations for 1653 Richmond Street:
 - i) Frontage 20 metres (66 feet)
(Minimum):
 - ii) Lot Area 0.16 hectares (0.4 acres)
(Minimum):
 - iii) Interior Yard Depth 3 metres (10 feet)
(Minimum):
 - iv) Exterior Yard Depth 0.0 metres (0.0 feet)
(Minimum):
 - v) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required interior side yard, where access to an underground parking garage is necessary in a required interior side yard, where a common driveway provides vehicular access to Hillview Boulevard in the required exterior side yard, or where a vestibule structure is required to provide secondary entrance to an underground parking structure in accordance with the Ontario Building Code in the required rear yard.

- e) Additional regulations for Apartment Buildings:
 - i) Height for the first 20.0 metres (65.5 feet)
25.0 metres of lot depth
(Maximum):
 - ii) Height beyond the first 17 metres (56 feet)
25.0 metres of lot depth
(Maximum):
 - iii) Setback from Rear 50.0 metres (164 feet)
Property Line
(Minimum):

- f) Additional regulations for Medical/Dental Offices:
 - i) Gross Floor Area 430 metres² (4,630 feet²)
(Maximum):
 - ii) Parking 1 space/15 metres² GFA

- g) Regulations applicable to and measured based on R9-7(23) Zone Boundaries:
 - i) Density 200 units per hectare
(Maximum): (80 units per acre)
 - ii) Lot Coverage 45%
(Maximum):
 - iii) Front Yard Depth 3 metres (10 feet)
(Maximum):
 - iv) Bedrooms per Dwelling Unit 3
(Maximum):
 - v) Rear Yard Depth 15 metres (49 feet)

- vi) Parking for Residential Uses 0.67 spaces/unit
(Z.-1-142355 replaced by Z.-1-192769)

R9-7(24) 120 Weston Street

a) Additional Permitted Uses:

- i) Indoor Beach Volleyball Facility
- ii) Food service area in association with the Indoor Beach Volleyball Facility
- iii) Convenience Store

b) Regulation[s]

- i) Indoor Beach Volleyball Facility is conducted inside the existing building with the exception of an outdoor patio.
- ii) Outdoor patio with a maximum area of 60 square metres (650 square feet) and a 12 square metre (130 square feet) breezeway addition may be permitted in association with the Indoor Beach Volleyball Facility
- iii) A food service area inside the main building no greater than 300 square metres (3,229 square feet) of gross floor area shall be permitted in association with the Indoor Beach Volleyball Facility
- iv) Parking Standard for additional permitted uses (Minimum) 50 parking spaces
- v) Gross Floor Area for Convenience Stores (Maximum) 100 square metres (1,076 square feet)
(Z.-1-152407)

R9-7(25) 598, 600, 604 & 608 Springbank Drive

a) Regulations:

- i) Height (Max.) 44m (13-storeys)
- ii) Front Yard Depth (Max.) 1.1m (3.6 ft.)
- iii) Exterior Yard Depth (Max.) 3.8m (12.5 ft.)
(Z.-1-152432)

R9-7(26)

a) Permitted Uses:

- i) Apartment buildings
- ii) Lodging house class 2

b) Regulations:

- i) Dwelling Setback from a High Pressure Pipeline (Minimum) 20 metres
(Z.-1-172539)

915, 965, 1031 and 1095 Upperpoint Avenue

c) Regulations:

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

- R9-7(27) 379 Sunningdale Road West
- (a) Regulations
- i) Density (Maximum): 150 units per hectare
 - ii) Height (Maximum): 10 storeys
(Z.-1-172626) OMB Approved November 15, 2017
- R9-7(28) 3080 Bostwick Road (Site 3)
- a) Regulations:
- i) Additional Permitted Uses:
Townhouse dwelling
Stacked Townhouse dwelling
 - ii) Height (Maximum): 12 storeys (55 metres)
(223 ft)
 - iii) Exterior Side Yard Setback (Minimum): 6m
(19 ft)
 - iv) Rear Yard Setback (Minimum): 15m
(49 ft)
 - v) Interior Side Yard Setback (Minimum): 2.5m
(8 ft)
 - vi) Lot Coverage (Maximum): 40%
(Z.-1-182712)
- R9-7(29) 800, 805 and 810 Chelton Road
- a) Regulations:
- i) Front Yard Setback (Minimum): 3.0 metres
(Maximum): 6.0 metres
 - ii) Exterior Side Yard Setback (Minimum): 3.0 metres
(Maximum): 6.0 metres
 - i) Height (Maximum): Four (4) storeys
(Z.-1-192794) 16 metres
- R9-7(30) 1018 and 1028 Gainsborough Road
- a) Regulations:
- i) East Interior Side Yard Depth (Minimum): 11.2 metres
 - ii) West Interior Side Yard Depth (Minimum): 2.2 metres
 - iii) Height (Maximum): Twelve (12) storeys
(Z.-1-202816) 44 metres

**TABLE 13.3
RESIDENTIAL R9 ZONE
REGULATIONS FOR R9 ZONE VARIATIONS**

Column A		B	C	D	E	F	G	H
Line 1	RESIDENTIAL TYPE	Apartment Buildings & Special Population's Accommodations						
2	ZONE VARIATIONS	R9-1	R9-2	R9-3	R9-4	R9-5	R9-6	R9-7
3	PERMITTED USES	See Section 13.2						
4	LOT AREA (m ²) MINIMUM	1000						
5	LOT FRONTAGE (m) MINIMUM	30.0						
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET	6.0		Plus 1.0 metres (3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.9 feet)			
7		ARTERIAL	8.0					
8		PRIMARY COLLECTOR	6.0					
9		SECONDARY COLLECTOR	6.0					
10	REAR YARD DEPTH (m) MINIMUM	<p>1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 7.0 metres (23.0 feet)</p> <p>6.0 metres (19.7 feet) plus 1.0 metres (3.3 feet) per 1.0 metre (3.3 feet) in height for all portions of a building above 6.0 metres (19.7 feet) in height where the Residential R9 Zone abuts lands zoned Residential R1 or Residential R2. (Z.1-00761)</p>						
11	INTERIOR SIDE YARD DEPTH (m) MINIMUM	<p>1.2 metres (3.9 feet) metres (9.8 feet) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 feet)</p> <p>6.0 metres (19.7 feet) plus 1.0 metres (3.3 feet) per 1.0 metre (3.3 feet) in height for all portions of a building above 6.0 metres (19.7 feet) in height where the Residential R9 Zone abuts lands zoned Residential R1 or Residential R2 (Z.-1-00761)</p>						
12	LANDSCAPED OPEN SPACE (%) MINIMUM	30.0						
13	COVERAGE (%) MAXIMUM	30%; plus up to 10% additional coverage, if the landscaped open space provided is increased 1% for every 1% in coverage over 30%						
14	HEIGHT (m) MAXIMUM	See Zone Map						
15	DENSITY - UNITS PER HECTARE MAXIMUM	75	85	100	115	125	130	150
16	DENSITY BONUS	<p>1) For every 70.0 square metres (753.0 square feet) of exterior common open space provided at grade in excess of the landscaped open space required by the By-law, the density of the residential development may be increased by three units. No rounding of the square meterage provided is allowed for by this provision. Building height may not be increased to achieve the increased exterior common space.</p> <p>The accumulative impact of applying the Bonus provisions shall not result in a density of more than twenty-five per cent (25%) greater than the density permitted by the non-bonused site. (Excludes 120 Kent Street - Z.-1-95316)</p>						