

## **SECTION 7**

### **RESIDENTIAL R3 ZONE**

#### **7.1 GENERAL PURPOSE OF THE R3 ZONE**

The R3 Zone provides for and regulates low to low-medium density residential development permitting single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings; and allows for the conversion of an existing dwelling.

There are four variations to the R3 Zone in order to provide for a wide range of lot sizes and dwelling styles. The R3-1 Zone variation deals with existing inner-City smaller lot developments as well as being applicable to newer developments where off-site amenities are present. The R3-2 and R3-3 Zone variations are intended to be used throughout the City for most low to medium-low residential developments. The R3-4 Zone variation, which does not include fourplex dwellings as a permitted use, has the lowest lot area standards and is intended to be applied to existing development on local streets.  
(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)

#### **7.2 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 uses, or cause or permit any land to be used in a Residential R3 Zone for any use other than the following uses:

- a) Single detached dwellings;
- b) Semi-detached dwellings;
- c) Duplex dwellings;
- d) Triplex dwellings;
- e) Converted dwellings;
- f) Fourplex dwellings.

#### **7.3 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 a Residential R3 Zone except in conformity with the regulations as set out below and in Table 7.3.

- 1) **LOT AREA (MINIMUM) AND LOT FRONTAGE (MINIMUM)**  
Lot Area (Minimum) and Lot Frontage (Minimum) shall be as specified by the regulations or as shown on a Registered Plan of Subdivision registered after May 14, 1962.
- 2) **INTERIOR SIDE YARD (MINIMUM)**
  - a) **Single Detached, Duplex and Converted Dwellings**  
1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).
  - b) **Semi-Detached Dwelling**  
3.0 metres (9.8 feet) on both sides, except that where a private garage is attached to a unit, the minimum interior side yard for the unit on the side with the garage may be 1.2 metres (3.9 feet) plus for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey. There is no interior side yard requirement along the common lot line of the semi-detached units.

- c) Triplex Dwelling and Fourplex Dwelling  
1.2 metres (3.9 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side and 3.0 metres (9.8 feet) on the other side.
- d) Zero Lot Line  
1.6 metres (5.2 feet) on one side plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side, and no interior side yard shall be required on one side of a single detached dwelling if no doors, windows or other openings are provided on that side of the building where the side yard is not provided; all roof drainage from the building is directed onto the site by eaves troughs and downspouts; and the owner grants a private maintenance easement for the entire length of the property having a width of not less than the minimum side yard requirement which shall:
  - i) be registered by caveat against the title of the site proposed for development and the adjacent site; and,
  - ii) include a 0.6 metre (1.97 feet) eave and footing encroachment easement.

### 3) CONVERTED DWELLING

In no case shall a converted dwelling have a lot area of less than 180.0 square metres (1,937 square feet) per unit in the R3-1 and R3-2 Zone variations and 220.0 square metres (2,369 square feet) per unit in the R3-3 Zone variation or a lot area as indicated on Table 7.3, whichever is greater.

### 4) R3-4 ZONE VARIATION (Z.-1-00819)

- a) In no case shall a converted dwelling have a lot area of less than 140.0 square metres (1,507 square feet) per unit or the lot area indicated on Table 7.3, whichever is greater.
- b) Where two abutting lots have a mutual driveway, the frontage requirement shall be reduced by 1.5 metres (4.9 feet). This provision cannot be used in combination with Subsection 4.16(3).
- c) Subsection 4.16(3) of this By-law does not apply in this zone variation.
- d) Nothing in this By-law shall prohibit tandem parking for two unit dwellings in this zone variation.  
(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)

### 5) Regulations for Low-Rise Residential Development in the Primary Transit Area

Notwithstanding the provisions of Table 7.3, the front and exterior side yard setbacks, interior side yard setbacks, building depth and garage widths within the Primary Transit Area are specified in Section 4.23 of the General Provisions. (Z.-1-172575)

## 7.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R3 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or regulations of Section 7.2 and/or 7.3 shall apply.

\*\*Special Provision #2 was deleted and moved into Section 44 - Temporary Zone by by-law No. Z.-1-93217 on November 1, 1993.

## R3-1 Zone Variation

### R3-1(1)

- a) Regulations
  - i) Setback from railway right-of-way with a safety and noise berm (Minimum) (Z.-1-94266) 15 metres (49.2 feet)

### R3-1(2) The Nelms Group Ltd. - 301 and 303 Central Avenue

- a) Permitted Uses
  - i) Converted dwellings.
- b) Regulations
  - i) Lot Area per Dwelling Unit (Minimum) 75 square metres (807 square feet)
  - ii) Height (Maximum) 12 metres (39.4 feet)
  - iii) Number of Dwelling Units in this Zone (Maximum) 7
  - iv) Off-Street Parking Spaces (Minimum) 6 spaces; 4 of which may be in tandem. (Z.-1-97476 - O.M.B. File Nos. Z 940045, Z 940075 and O 940225 O.M.B. Order Date: November 8, 1996)

### R3-1(3) 305 and 307 Central Avenue

- a) Permitted Uses
  - i) Converted dwellings;
  - ii) Existing accessory buildings converted to dwelling units.
- b) Regulations
  - i) Lot Area Per Dwelling Unit (Minimum) 120 square metres for 305 Central Avenue. 105 square metres for 307 Central Avenue.
  - ii) Height (Maximum) 12 metres (39.4 feet)
  - iii) Parking Area Coverage (Maximum) 27 %
  - iv) Number of Dwelling Units (Maximum) 4 for 305 Central Avenue. 6 for 307 Central Avenue.
  - v) Interior Side Yard (Minimum) 0.6 metres (2 feet)
  - vi) Rear Yard Accessory Building Setback (Minimum) 0.0 metres (0 feet) (Z.-1-97476 - O.M.B. File Nos. Z 940045, Z 940075 and O 940225 O.M.B. Order Date: November 8, 1996)

R3-1(4)

- 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 m<sup>2</sup> (753 sq.ft.).
  - 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:
    - i) 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,
    - ii) 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 - Order Issue Date: October 20, 1997)

R3-1(5) 300, 302, 304, & 306 Oxford Street East and 765 & 767 Hellmuth Avenue

- a) Additional Permitted Uses:
- i) A building containing two attached dwelling units in the rear yard of 300 and 302 Oxford Street East; one attached dwelling unit between 306 Oxford Street East and 765 Hellmuth Avenue; and one attached dwelling unit between 765 and 767 Hellmuth Avenue.
  - ii) Dwelling units within the existing buildings in their existing location and height.
- b) Regulations for Additional Permitted Uses:
- i) Lot Area (Minimum) 2000 square metres (21,527.82 square feet)
  - ii) Lot Frontage (Minimum) 45 metres (147.64 feet)
  - iii) Front and Exterior Side Yard Depth (Minimum) 3.5 metres (11.48 feet)
  - iv) Rear & Interior Side yard Depth (Minimum) 5.5 metres (18 feet)

v)	Landscaped Open Space (Minimum)	10 %
vi)	Lot Coverage (Maximum)	46%
vii)	Height (Maximum)	10.5 metres (34.45 feet)
viii)	Number of Dwelling Units (Maximum)	21
ix)	Parking Area Coverage (Maximum)	25 %
x)	Off-Street Parking (Minimum)	0.75 spaces per unit

- c) Notwithstanding the provisions of Section 4.19 (3), to the contrary, the lands zoned R3-1(5) on Schedule "A" may be developed with seven (7) parking spaces provided wholly or partially on the boulevard in front of the dwellings fronting Oxford Street East and Hellmuth Ave. (Z.-1-01879)

#### R3-1(6)

- a) Regulations:

i)	Floor Area Ratio/Maximum Floor Area, Gross Residential	
	For lots less than 400 m <sup>2</sup>	Floor Area Ratio: Maximum 65%  Maximum Floor Area: 240 square metres (2,584 square feet)
	For lots between 401-500 m <sup>2</sup>	Floor Area Ratio: maximum 60%  Maximum Floor Area: 260 square metres (2,799 square feet)
	For lots between 501-100 m <sup>2</sup>	Floor Area Ratio: Maximum 55%  Maximum Floor Area: 300 square metres (3,229 square feet)
	For lots between 701-1000 m <sup>2</sup>	Floor Area Ratio: maximum 50%  Maximum Floor Area: 340 square metres (3,660 square feet)
	For lots over 1000m <sup>2</sup>	Floor Area Ratio: Maximum 50%  Maximum Floor Area: 440 square metres (4,736 square feet)
ii)	Rear Yard Depth (Minimum)	Thirty percent (30%) of the actual lot depth or as indicated on Table 7.3, whichever is greater;
iii)	Yards Where Parking Area Permitted	Parking in rear yards yards is restricted to the

required rear depth where access is Obtained from a lane and where there is no garage or carport located in the rear or side yard;

iv) Parking Standard

One space per 100 square metres (1,076 square feet) of Floor area, Gross Residential or as Indicated in Section 4.19.10 of this by-law, whichever is greater.  
(OMB approved Z.-1-061540)

R3-1(7)

a) Permitted Use:

i) Single detached residential.

b) Lot and Setback Regulations:

i) As existing on the date of passing of this zoning by-law.  
(Z.-1-071614)

R3-1(8) 300 Oxford Street East

a) Permitted Uses:

- i) fourplex
- ii) converted dwelling (to a maximum of 4 units)

b) Regulations

i) Interior Side Yard Depth (minimum): 0.0 m (0.0 feet)

R3-1(9) 302 Oxford Street East

a) Permitted Uses:

- i) fourplex
- ii) converted dwelling (to a maximum of 4 units)

b) Regulations

- i) Lot Area (Minimum) 474 square metres (5102.3 square feet)
- ii) Lot Frontage (Minimum) 10.0 metres (32.8 feet)
- iii) Interior Side Yard Depth (Minimum) 0.0 metres (0.0 feet)

R3-1(10) 304 Oxford Street East

a) Permitted Uses:

- i) triplex
- ii) converted dwelling (to a maximum of 3 units)

b) Regulations:

- i) Lot Area (Minimum) 236 square metres (2540.3 square feet)
- ii) Rear Yard Depth (Minimum) 5.3 metres (17 feet)

	iii)	Interior Side Yard Depth (Minimum)	0.5 metres (1.6 feet)
	iv)	Lot Coverage (% Maximum)	52%
	v)	Parking (Minimum)	1 space
R3-1(11)		306 Oxford Street East	
	a)	Permitted Uses:	
		i) duplex	
		ii) converted dwelling (to a maximum of 2 units)	
	b)	Regulations:	
	i)	Rear Yard Depth (Minimum)	4.0 metres (13.1 feet)
	ii)	Interior Side Yard Depth (Minimum)	1.0 metres (3.2 feet)
	iii)	Lot Coverage (% Maximum)	49%
	iv)	Parking (Minimum)	1 space
R3-1(12)		765 Hellmuth Avenue	
	a)	Permitted Uses:	
		i) duplex	
		ii) converted dwelling (to a maximum of 2 units)	
	b)	Regulations:	
	i)	Lot Area (Minimum)	203.0 Square metres (2185.1 square feet)
	ii)	Front & Exterior Sideyard (Minimum)	3.6 metres (11.8 feet)
	iii)	Rear Yard Depth (Minimum)	4.8 metres (15.7 feet)
	iv)	Interior Side Yard Depth (Minimum)	1.0 metres (3.3 feet)
	v)	Parking (Minimum)	1 space
R3-1(13)		767 Hellmuth Avenue	
	a)	Permitted Uses:	
		i) duplex	
		ii) converted dwelling (to a maximum of 2 units)	
	b)	Regulations:	
	i)	Lot Area (Minimum)	217.0 metres (2335.8 feet)
	ii)	Front & Exterior Sideyard (Minimum)	3.8 metres (12.4 feet)

	iii)	Rear Yard Depth (Minimum)	4.9 metres (16.0 feet)
	iv)	Interior Side Yard Depth (Minimum)	0.4 metres (1.6 feet)
	v)	Parking (Minimum) (Z.-1-071675)	1 space
R3-1(14)		638 Talbot Street	
	a)	Permitted Use:	
		i) Dwelling Units	
	b)	Regulations for permitted uses:	
		i) 1 Dwelling Unit within existing residential building	
		ii) Maximum of 3 Dwelling Units attached to the rear of the existing residential building	
	iii)	Number of Dwelling Units (Maximum)	4
	iv)	North Interior Side Yard Depth (Minimum)	1.3 metres (4.3 feet)
	v)	Parking Unit (Minimum) (Z.-1-081711)	1 space per Dwelling
R3-1(15)		90 Central Avenue	
	a)	Permitted Use:	
		i) An existing four-unit converted dwelling, and one additional dwelling unit, in the form of an attached addition to the existing four-unit converted dwelling (for a total of 5 residential units).	
	b)	Regulations:	
		i) Total number of dwelling units (Maximum)	5 units
		ii) Height (Maximum) for the existing structure only (Z.-1-111978)	13.0 metres
R3-1(16)		513 Queens Avenue	
	a)	Regulations:	
		i) Rear Yard Setback (Minimum) Depth	1.16 metres (3.80 feet)
		ii) Landscaped Open Space (Minimum) (Z.-1-112016)	17%
R3-1(17)		653 Talbot Street	
	a)	Regulations	
		i) Number of driveways (Maximum): (Z.-1-182640)	2



## R3-2 Zone Variation

### R3-2(1)

- a) Regulations
- i) Floor Area Ratio (Maximum) 75%
  - ii) Rear Yard and Interior Side Yard Depth (Minimum) 1.0 metres (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 R960353 - Order Issue Date: October 20, 1997)

### R3-2(2)

- a) Regulations:
- i) Interior Side Yard (Minimum) 1.2 metres (4 feet) on the north side, 0.3 metres(1 foot) on The south side
  - ii) Coverage (Maximum) 40%  
(Z.-1-02973)

### R3-2(3)

- a) Additional Permitted Use:
- i) A structure where respite and/or palliative care are provided.  
(Z.-1-02976)

### R3-2(4)

- a) Regulations:
- i) Front Yard Depth (Minimum) 2.5 metres (8.2 feet)
  - ii) Exterior Side Yard (Minimum) 5.7 metres (18.7 feet)

- iii) Floor Area Ratio (Maximum) 75%
- iv) Floor Area (Maximum) 720 square metres (7,750 square feet)
- v) Parking Standard 2 spaces per unit
- iv) Notwithstanding Section 4.21, Road Allowance Requirements, the limited of the road allowance for Richmond Street measured from centreline is 15.5 metres (50.9 feet).  
(Z.-1-031097)

R3-2(5)

- a) Regulations:
  - i) Floor Area Ratio (Maximum) 60%
  - ii) Floor Area (Maximum) 650 square metres (6,997 square feet)
  - iii) Rear Yard Depth (Minimum) 1.0 metres (3.3. feet) for each 1.0 metres (3.3 feet) in height or as per Table 7.3, whichever is greater.
  - iv) Parking One additional parking Standard space for any dwelling unit greater than 70 square metres (753 square feet).
  - v) Front Yard (Minimum) As existing on the date of the passing of this by-law.  
(Z.-1-031098 - O.M.B. File No. Z 020027 - Order Issue Date: October 21, 2002)

R3-2(6)

- a) Regulations:
  - i) Floor Area Ratio/Maximum Floor Area, Gross Residential
 

For lots less Than 400 m <sup>2</sup>	Floor Area Ratio: maximum 65%
	Maximum Floor Area: 240 square metres (2,584 square feet)
For lots between 401-500 m <sup>2</sup>	Floor Area Ratio: maximum 60%
	Maximum Floor Area: 260 square metres (2,799 square feet)
For lots between 501-700 m <sup>2</sup>	Floor Area Ratio: maximum 55%
	Maximum Floor Area: 300 square metres (3,229 square feet)
For lots between 701-1000 m <sup>2</sup>	Floor Area Ratio: maximum 50%

		Maximum Floor Area: 340 square metres (3,660 square feet)
	For lots over 1000m <sup>2</sup>	Floor Area Ratio: Maximum 50%
		Maximum Floor Area: 440 square metres (4,736 square feet)
	ii) Rear Yard Depth	Thirty percent (30%) of the actual lot depth or as indicated on Table 7.3, whichever is greater;
	iii) Yards where Parking	Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
	iv) Parking Standard	One space per 100m <sup>2</sup> (1,076 ft <sup>2</sup> ) of Floor area, Gross Residential or as indicated in Section 4.19.10 of this by-law, whichever is greater. (OMB approved- Z-1-061540)
R3-2(7)	3 Front Street	
	a) Regulations:	
	i) Front Yard Depth (Minimum)	2.0 metres (6.6 feet)
	ii) Lot Area (Minimum)	531 square metres (5,715.6 square feet)
	iii) Off-street Parking (Minimum) (Z.-1-111989)	3 Parking Spaces
R3-2(8)	5 Front Street	
	a) Regulations:	
	i) Front Yard Depth (Minimum)	2.0 metres (6.6 feet)
	ii) Lot Area (Minimum)	488 square metres (5,252.8 square feet)
	iii) Off-street Parking (Minimum) (Z.-1-111989)	3 Parking Spaces
R3-2(9)	497-499 Central Avenue	
	a) Additional Permitted Use:	
	i) Multiple Dwelling	
	b) Regulations:	
	i) Number of Dwelling Units (Maximum)	5

ii)	Number of bedrooms per dwelling unit (Maximum):	2
iii)	Number of 2-bedroom dwelling units (Maximum)	2
iv)	Lot Area (Minimum):	600m <sup>2</sup> (6,458 sq.ft)
v)	Lot Frontage (Minimum):	15 metres (49.2 feet)
vi)	Exterior Side Yard Depth (Minimum)	3.6 metres (11.8 feet)
vii)	Rear Yard Depth (Minimum)	6.0 metres (19.7 feet)
viii)	Interior Side Yard Depth (Minimum)	3.0 metres (9.8 feet)
ix)	Landscaped Open Space (Minimum)	30%
x)	Lot Coverage (Maximum)	44%
xi)	Height (Maximum)	12.0 metres (39.4 feet)
xii)	Parking Area Coverage (Maximum)	25%
xiii)	Parking (Minimum)	1 space per dwelling unit
xiv)	Notwithstanding the provisions of Section 4.28, the minimum front yard depth shall be 0.0 metres and the maximum front yard depth shall be 1.0 metres (Z.-1-122104)	

R3-2(10) NUMBER NOT USED

R3-2(11) 510 Central Avenue

a) Additional Permitted Use

i) multiple dwelling

b) Regulations

i)	Number of Dwelling Units (Maximum)	5
ii)	Number of bedrooms per Dwelling Unit (Maximum)	2
iii)	Number of 2-bedroom Dwelling Units (Maximum)	4
iv)	Lot Area (Minimum)	364.5m <sup>2</sup> (3,923.57 sq.ft.)
v)	Lot Frontage (Minimum)	17.6m (57.74 feet)
vi)	Interior Side Yard Depth West (Minimum)	2.4 m (7.87 feet)

- |       |   |                           |
|-------|---|---------------------------|
| vii)  | Interior Side Yard<br>Depth East (m)<br>Minimum   | 0.8 m (2.62 feet)         |
| viii) | Landscaped Open<br>Space (%) Minimum  | 33 percent                |
| ix)   | Lot Coverage (%)<br>Maximum   | 52 percent                |
| x)    | Height<br>(m) Maximum   | 10.0 metres (32.8 feet)   |
| xi)   | Parking Area Coverage<br>(%) Maximum  | 15 percent                |
| xii)  | Off-Street Parking<br>(Minimum)   | 1 space per dwelling unit |
| xiii) | Further to Section 4.19 3), up to a maximum of four of the required parking spaces may be supplied on 609 William Street, provided a Development Agreement is registered on title of the lands at 609 William Street committing said parking spaces to the residential units at 510 Central Avenue. |                           |
| xiv)  | Notwithstanding Section 4.19.4 c) a), rear yard parking may be located 0.0 metres from the rear lot line.<br>(Z.-1-142366)  |                           |

R3-2(12)

- a) Regulations
- i) For the purpose of this by-law the front lot line shall be deemed to be Trafalgar Street.” (Z.-1-182653)

R3-2(13) 470 Colborne Street

- a) Regulations:
- |       |   |  |
|-------|---|--|
| i)    | Number of Converted<br>Dwelling Units<br>(Maximum):   | 8  |
| ii)   | Lot Area per Converted<br>Dwelling Unit<br>(Minimum): | 140 m <sup>2</sup> (1,506 sq. feet)                  |
| iii)  | Front Yard Depth<br>(main building)<br>(Minimum):     | As existing on the date of<br>passing of this by-law |
| iv)   | Front Yard Depth<br>(enclosed porch)<br>(Minimum):    | As existing on the date of<br>passing of this by-law |
| v)    | North Interior Side Yard<br>Depth<br>(Minimum):       | As existing on the date of<br>passing of this by-law |
| vi)   | Parking Area Coverage<br>(Maximum):                   | 40%  |
| vii)  | Parking Spaces<br>(Maximum):                          | 8  |
| viii) | Front Yard Parking<br>(Z.-1-192725)                   | 0 spaces   |

- R3-2(14) 1081 Riverside Drive
- a) Regulations
- i) Interior Side Yard Depth (Minimum): 1.3 metres (4.3 feet)
  - ii) Notwithstanding Section 4.19.4 a), all required parking is permitted in the exterior side yard (Hyde Park Road) for this site.
  - iii) Notwithstanding Section 4.19.4 c) (a), the parking area setback shall a minimum 2.4 m (7.9 feet) from the property line (Hyde Park Road).  
(Z.-1-192746)

### R3-3 Zone Variation

- R3-3(1)
- a) Permitted Uses:
- i) Apartment buildings in existing buildings or structures.
- b) Regulations
- i) Lot Area (Minimum) 800 square metres (8,611 square feet);
  - ii) Lot Frontage (Minimum) 20 metres (65.6 feet);
  - iii) Density (Maximum) 40 units per hectare (16 units per acre);  
(Z.-1-91033)

- R3-3(2)
- a) Regulations:
- i) Height (Maximum):  
12 metres (40 feet) and on the lands there shall be permitted a maximum of 13 dwelling units including both new and converted; and notwithstanding the definition of "converted dwelling" in Section 2, additions may be permitted to accommodate dwelling units.  
(O.M.B. File #O 910043/R 910387/R 910066/C 910202/M 910028/M 920104 - Appeal #2015 May 9, 1994)

### R3-4 Zone Variation

- R3-4(1) 733 Wellington Street
- a) Regulation[s]
- i) Lot Frontage (minimum) 10.3 metres
  - ii) Lot Area (minimum) 411 metres square
  - iii) Interior Side Yard Setbacks to Parking Spaces (minimum) 1.2 meters
  - iv) Maximum bedrooms in 2<sup>nd</sup> floor unit (Z.-1-202872) 4

TABLE 7.3  
Residential R3 Zone  
Regulations for R3 Zone Variations

RESIDENTIAL TYPE		Single Detached			Semi-Detached			Duplex			Triplexes and Fourplexes			Converted			Single Detached	Semi-Detached	Duple x	Triple x	Converted	
Zone Variations		R3-1	R3-2	R3-3	R3-1	R3-2	R3-3	R3-1	R3-2	R3-3	R3-1	R3-2	R3-3	R3-1	R3-2	R3-3	R3-4					
Permitted Uses		See Section 7.2																				
Lot Area (M <sup>2</sup> ) Minimum		250	360	450	$\frac{430}{200}$	$\frac{600}{280}$	$\frac{650}{310}$	430	550	600	550	600	700	430	550	600	200	$\frac{350}{175}$	350	420	$\frac{350}{\text{See Sec 7.3.4(a)}}$	
		See Section 7.3(3)											See Section 7.3.4(c)									
Lot Frontage (M) Minimum		9.0	9.0	15.0	$\frac{18.0}{8.5}$	$\frac{18.0}{8.5}$	$\frac{20.0}{9.0}$	12.0	12.0	15.0	12.0	15.0	18.0	12.0	12.0	15.0	9.0	$\frac{18.0}{8.5}$	$\frac{11.3}{\text{See Section 7.3.4(b)}}$	12.0	12.0	
		See Section 7.3.4(c)																				
Front And Exterior Side Yard Depth (M) Minimum	Local Street Main	4.5																				
	Local Street Garage	6.0																				
	Arterial	6.0	8.0	8.0	6.0	8.0	8.0	6.0	8.0	8.0	6.0	8.0	8.0	6.0	8.0	8.0	N/A					
	Primary Collector	6.0	6.0	7.0	6.0	6.0	7.0	6.0	6.0	7.0	6.0	6.0	7.0	6.0	6.0	7.0	N/A					
	Secondary Collector	6.0															N/A					
Rear Yard Depth (M) Minimum		6.0	7.0	7.5	6.0	7.0	7.5	6.0	7.0	7.5	6.0	7.0	7.5	6.0	7.0	7.5	6.0					
Interior Side Yard Depth (M) Minimum		See Section 7.3(2)(a) or 7.3(2)(d)			See Section 7.3(2)(b)			See Section 7.3(2)(a)			See Section 7.3(2)(c)			See Section 7.3(2)(a)			1.2					
Lanscaped Open Space (%) Minimum*		30		35	25	30	35	20	25	30	20	30	30	20	30	30	30					
Lot Coverage (%) Maximum		45	45	40	45	40	35	45	40	35	45	35	35	45	40	35	45			40		
Height (M) Maximum		10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	12.0	12.0	12.0	10.5	10.5	10.5	10.5					
Parking Area Coverage (%) Maximum		25			30			35			35			35	30	35	25	25	30	30	30	
		See Section 7.3.4(d)											See Section 7.3.4(d)			30	See Section 7.3.4(d)					
Number of Units Per Lot		1			2			2			4			See Section 7.3(3)			1	2	2	3	3	

OMB Order R910387 June 4, 1993 \* Z.-1-122125 (OMB Order PL121003, July 22, 2013)