

SECTION 16

OFFICE RESIDENTIAL (OR) ZONE

16.1 GENERAL PURPOSE OF THE OR ZONE

This Zone provides for and regulates offices and residential uses within mixed-use buildings, normally within the transition areas between the Downtown and nearby residential neighbourhoods. In addition to the uses permitted in the main OR Zone variation, a range of associated uses may be permitted at appropriate locations, through the use of zone variations. Apartment buildings may be permitted by compounding with the Residential R8, R9 or R10 Zones. The associated non-residential uses permitted within the office-apartment buildings range from low impact service uses to convenience commercial uses.

16.2 PERMITTED USES

No persons 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 OR Zone variation for any use other than the following uses:

1) OR

The following are permitted uses in the OR Zone Variation:

- a) Office-apartment buildings;
- b) Group Home Type 2;
- c) Lodging House Class 2; (Z.-1-93172)
- d) Offices;(Z.-1-01908)
- e) Medical/dental offices.(Z.-1-01908)

2) OR1

The following are permitted uses in the OR1 Zone Variation within an office-apartment building:

- a) Any use permitted in the OR Zone Variation;
- b) Clinics;
- c) Day care centres;
- d) Emergency care establishments;
- e) Medical/dental laboratories;
- f) Studios.

3) OR2

The following are permitted uses in the OR2 Zone Variation within an office-apartment building:

- a) Any use permitted in the OR Zone Variation;
- b) Convenience stores;
- c) Pharmacies;
- d) Financial institutions;
- e) Personal service establishments.

4) OR3

The following are permitted uses in the OR3 Zone Variation within an office-apartment building:

- a) Any use permitted in the OR Zone Variation;
- b) Restaurants, eat-in.

5) OR4

The following are permitted uses in the OR4 Zone Variation within an office-apartment building:

- a) Any use permitted in the OR Zone Variation;
- b) Clinics;
- c) Convenience stores;

- d) Day care centres;
 - e) Emergency care establishments;
 - f) Financial institutions;
 - g) Medical/dental laboratories;
 - h) Personal service establishments;
 - i) Pharmacies;
 - j) Restaurants, eat-in;
 - k) Studios.
- 6) OR5
- The following are permitted uses in the OR5 Office Zone Variation within an office-apartment building:
- a) Any use permitted in the OR Zone Variation;
 - b) Business service establishments;
 - c) Day care centres;
 - d) Emergency care establishments.
 - e) Personal service establishments;
 - f) Restaurants eat-in;
 - g) Retail stores;
 - h) Studios.

16.3 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 OR Zone variation except in conformity with the regulations as set out below or in Table 16.3.

1) GROSS FLOOR AREA (MAXIMUM)

The maximum gross floor area for any individual use permitted in various OR Zone Variations shall be as follows:

- | | | |
|----|---------------------------------|--|
| a) | Convenience stores | 150 square metres
(1,614.5 square feet) |
| b) | Restaurants, eat-in | 300 square metres
(3,299.2 square feet) |
| c) | Financial institutions | 300 square metres
(3,299.2 square feet) |
| d) | Personal service establishments | 150 square metres
(1,614.5 square feet) |
| e) | Pharmacies | 200 square metres
(2,152.8 square feet) |

Notwithstanding the above maximum gross floor areas, the total gross floor area for such uses may not exceed 20 percent (20%) of the total gross floor area of the office-apartment building.

2) OFFICES

- | | | |
|----|--|---------------------|
| a) | Total Gross Floor Area for all Office Uses | 2 000 square metres |
| b) | Height (Maximum) (Z.-1-01908) | 10 metres |

3) DRIVE-THROUGH FACILITIES

Drive-through facilities, either as a main or accessory use, are not Permitted in the Office Residential (OR) Zone.
(Z.-1-081795)

16.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard OR Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 16.2 and/or Section 16.3 shall apply.

a) OR Zone Variation

1) OR(1)

a) Additional Permitted Uses:

- i) Offices, professional;
- ii) Offices, service;
- iii) Dwelling units.

b) Regulations

- i) Lot Frontage (Minimum) 15 metres (14.9 feet).
- ii) Lot Area (Minimum) 550 square metres (5,920 square feet).
- iii) Floor Area Ratio (Maximum) 0.75:1
- iv) Front Yard and Exterior Yard Depth (Minimum) Primary Collector – 8.0 metres (26.2 feet); Secondary Collector - 6.0 metres (19.6 feet).
- v) Rear Yard and Side Yard Depth (Minimum) 1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 4.0 metres (13 feet).
- vi) Off-Street Parking (Minimum) Offices, Service and Professional - 1 space per unit; Dwelling Units - 1 space per unit.
- vii) Where a lot fronts onto a street having a right-of-way of at least 40.0 metres (131.0 feet), there shall be no front yard requirement, and where a lot flanks such a street there shall be no exterior yard requirement.
- viii) Non-Residential uses restricted to the first and second floor of an office-apartment building.
- viii) No dwelling unit shall be erected or used unless it has a minimum gross floor area of 37.0 square metres (398 square feet) for a bachelor dwelling unit plus an additional 10.0 square metres (108 square feet) for each bedroom.
(Z.-1-92082)

2) OR(2)

a) Regulations:

- i) Lot Coverage (Maximum) 60%
- ii) Floor Area Ratio (Maximum) 1.0:1
- iii) Front, Rear, Interior and Exterior Yard Depth (Minimum) 3.0 metre (9.8 feet) plus 1 metre for every 3 metres (9.8 feet) of building height or fraction thereof above 3.0 m (9.8 ft.).
(O.M.B. File #R 910387 - Appeal #9003-6 May 9, 1994)

- 3) OR(3)
 - a) Additional Permitted Use:
 - i) Funeral home outside of an office-apartment building.
(Z.-1-01863)

- 4) OR(4)
 - a) Additional Permitted Use:
 - i) Automobile sales and service establishment.
(Z.-1-041185)

- 5) OR(5) 21 Wharnccliffe Road South
 - a) Additional Permitted Uses
 - i) clinic
 - ii) personal service establishment
 - b) Regulations: for the existing building as of the date of the passing of the by-law
 - i) Height 12m (39.4ft)
(maximum)
 - ii) Front Yard Setback 6.2m (20.3 ft)
(minimum)
 - iii) Exterior Side Yard Setback 0m (0ft)
(minimum)
 - iv) Gross floor area for office uses 2,750m² (32,291 sq ft)
(maximum)
 - v) Minimum number of parking 100
spaces where the total number
of required spaces is 138 or less
 - vi) Non-residential uses are permitted on all floors
(Z.-1-162517)

- b) OR1 Zone Variation**
 - 1) OR1(1)
 - a) Regulations
 - i) Lot Frontage 12 metres (39.3 feet).
(Minimum)
 - ii) Front, Exterior 3 metres (9.8 feet).
Side, Interior Side
and Rear Yard
(Minimum)
(O.M.B. File #R910387 - Appeal #2047 June 4, 1993)

 - 2) OR1(2)
 - a) Regulations:
 - i) Lot Coverage 70%
(Maximum)
(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)

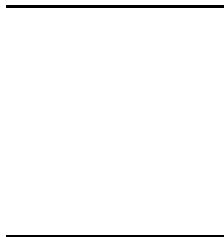
 - 3) OR1(3)
Number not used.

 - 4) OR1(4)
Number not used.

- 5) OR1(5)
Number not used.
- 6) OR1(6)
 - a) Additional Permitted Uses:
 - i) Emergency Care Establishments may be permitted outside an office-apartment building.
 - b) Regulations:
 - i) Lot Frontage (Minimum) (Z.-1-96436) 22 metres (72 feet)
- c) OR2 Zone Variation**
 - 1) OR2(1)
 - a) 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 metres (14.8 feet).
 - 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)
 - 2) OR2(2) 783 Richmond Street
 - a) Regulation
 - i) Parking requirement for commercial and office uses (Z.-1-122115) As Existing
- d) OR3 Zone Variation**
- e) OR4 Zone Variation**
 - 1) OR4(1) 365 - 373 Queens Avenue
 - a) Regulations
 - i) Front Yard Depth (Minimum) 4.1 metres (13.5 feet)
 - ii) Rear Yard Depth (Minimum) 1.5 metres (4.9 feet)
 - iii) Interior Side Yard Depth (Minimum) 1.5 metres (4.9 feet) (O.M.B. File #R910387 - Appeal #2027 June 4, 1993)
 - 2) OR4(2) 250, 268, 270, and 272 Springbank Drive
 - a) Regulation[s]
 - (i) Stand-alone non-residential uses are prohibited
 - (ii) Commercial uses restricted to the first floor of an office-apartment building
 - (iii) Office uses restricted to the first, second and third floors of an office-apartment building (O.M.B. File # PL160951- Z.-1-182657)

f) OR5 Zone Variation

TABLE 16.3
OFFICE RESIDENTIAL (OR) ZONE
REGULATIONS FOR OR ZONE VARIATIONS

Column	A	B	C	D	E	F	G
Line 1	ZONE VARIATIONS	OR	OR1	OR2	OR3	OR4	OR5
2	PERMITTED USES	See Section 16.2(1)	See Section 16.2(2)	See Section 16.2(3)	See Section 16.2(4)	See Section 16.2(5)	See Section 16.2(6)
3	LOT AREA (m ²) MINIMUM	800					
4	LOT FRONTAGE (m) MINIMUM	25					
5	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET	 <p>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 (9.8 feet)</p>				
6		ARTERIAL					
7		PRIMARY COLLECTOR					
8		SECONDARY COLLECTOR					
9	REAR YARD DEPTH (m) MINIMUM	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)					
10	INTERIOR SIDE YARD DEPTH (m) MINIMUM	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 4.5 metres (14.8 feet)					
11	LANDSCAPED OPEN SPACE (%) MINIMUM	20					30
12	LOT COVERAGE (%) MAXIMUM	50	60	65	70	70	60
13	HEIGHT (m) MAXIMUM	See Zone Maps					13.0
14	DENSITY - UNITS PER HECTARE MAXIMUM	See Zone Maps					
15	GROSS FLOOR AREA (m ²) MAXIMUM	See Section 16.3(1)					
16	LOCATION OF NON-RESIDENTIAL USES IN AN OFFICE-APARTMENT BUILDING	Non-residential uses be restricted to the first and second floor of an office-apartment building.					

