

## **SECTION 25**

### **BUSINESS DISTRICT COMMERCIAL (BDC) ZONE**

#### **25.1 GENERAL PURPOSE OF THE BDC ZONE**

The BDC Zone is typically applied to corridors with a main street character. This Zone provides for and regulates a mix of retail, restaurant, neighbourhood facility, office and residential uses located along pedestrian-oriented business districts in older parts of the City and in hamlets or small business areas in rural areas. Normally buildings are located near the street line with parking to the rear. The uses in this zone, which are intended to provide for the shopping needs of nearby residents, and cater to certain specialty shopping needs, have been differentiated on the basis of their function, intensity and potential impacts. (Z-1-051390) (Z.-1-202871)

The BDC Zone variation provides for a wide range of compatible office, retail, facility and residential uses which are appropriate in all Business District Commercial Zone variations. In addition to the uses provided for under BDC an expanded range of uses may be permitted at appropriate locations through the use of other zone variations in BDC1 (larger scale uses) and BDC2 (institutional/facility type uses). Automotive uses are not permitted in the zone.

#### **25.2 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 BDC Zone variation for any use other than the following uses:

1) BDC

The following uses are permitted in the BDC Zone variation:

- a) Animal hospitals;
- b) Apartment buildings, with any or all of the other permitted uses on the first floor;(Z.-1-94236)
- c) Bake shops;
- d) Clinics;
- e) Commercial recreation establishments;
- f) Commercial parking structures and/or lots;
- g) Converted dwellings;
- h) Day care centres;
- i) Dry cleaning and laundry depots;
- j) Duplicating shops;
- k) Emergency care establishments;
- l) Existing dwellings;
- m) Financial institutions;
- n) Grocery stores;
- o) Laboratories;
- p) Laundromats;
- q) Libraries;
- r) Medical/dental offices;
- s) Offices;
- t) Personal service establishments;
- u) Private clubs;
- v) Restaurants,((Z.-1-96439); (Z.-1-081795)
- w) Retail stores;
- x) Service and repair establishments;
- y) Studios;
- z) (Theatres and cinemas deleted by Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- aa) Video rental establishments;
- bb) Lodging house class 2.(Z.-1-93172)
- cc) Cinemas ;(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue

Date: June 25, 1998)

- dd) Brewing on Premises Establishment.(Z.-1-021027)
- ee) Food Store; (Z-1-051390)
- ff) Animal Clinic; (Z-1-051390)
- gg) Convenience Store; (Z-1-051390)
- hh) Post Office; (Z-1-051390)
- ii) Convenience service establishments; (Z-1-051390)
- jj) Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; (Z-1-051390)
- kk) Bed and breakfast establishments; (Z-1-051390)
- ll) Antique store; (Z-1-051390)
- mm) Police stations; (Z-1-051390)
- nn) Artisan Workshop (Z.-1-172561)
- oo) Craft Brewery (Z.-1-172561)

2) BDC1

The following are permitted uses in the BDC1 Zone variation:

- a) Any use permitted in the BDC Zone variation;
- b) Hotels;
- c) Restaurants (Z-1-051390); (Z.-1-081795)
- d) Taverns.

3) BDC2

The following are permitted uses in the BDC2 Zone variation:

- a) Any use permitted in the BDC Zone variation;
- b) Assembly halls;
- c) Places of Worship;
- d) Community centres;
- e) Funeral homes;
- f) Institutions;
- g) Schools.
- h) Fire halls. (Z-1-051390)

## 25.3 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 BDC Zone variation except in conformity with the regulations as set out below and in Table 25.3.

1) BDC GROSS FLOOR AREA (MAXIMUM) (Z-1-051390)

The maximum gross floor area for specific individual uses in the BDC and BDC2 Zone variations shall be as follows:

- |    |                                |                    |                  |
|----|--------------------------------|--------------------|------------------|
| a) | Dry Cleaning & Laundry Depot   | 300 m <sup>2</sup> | (3,229.2 sq.ft.) |
| b) | Restaurants eat-in             | 500 m <sup>2</sup> | (5,382.0 sq.ft.) |
| c) | Offices<br>(Z-1-051390)        | 2000m <sup>2</sup> | (21,529 sq.ft.)  |
| d) | Artisan Workshop (Z.-1-172561) | 500 m <sup>2</sup> | (5,382 sq. ft.)  |
| e) | Craft Brewery (Z.-1-172561)    | 500 m <sup>2</sup> | (5,382 sq. ft.)  |

2) BDC1 GROSS FLOOR AREA (MAXIMUM) (Z-1-051390)

The maximum gross floor area for specific individual uses in the BDC1 Zone variation shall as follows:

- |    |             |                    |                  |
|----|-------------|--------------------|------------------|
| a) | Restaurants | 800 m <sup>2</sup> | (8,611.4 sq.ft.) |
| b) | Taverns     | 800 m <sup>2</sup> | (8,611.4 sq.ft.) |

- 3) **APARTMENT BUILDINGS (Z-1-051390)**  
In the BDC Zone variations, the height and density of each apartment building over the standard zone height and/or containing units outside existing structures, will be established through a zoning by-law amendment application and be indicated on Schedule A of the Zoning By-law.
- 4) **DRIVE-THROUGH FACILITIES**  
Drive-through facilities, either as a main or accessory use, are not permitted in the Business District Commercial (BDC) Zone.  
(Z.-1-081795)
- 5) **REQUIRED GROUND FLOOR USES FOR ARTISAN WORKSHOP AND CRAFT BREWERY (Z.-1-172561)**  
Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
  - a) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
  - b) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
  - c) is located within the front portion of the ground floor; and,
  - d) is accessible via the front of the building.

## 25.4 SPECIAL PROVISIONS

The following Zone variations apply to unique or existing situations and are not the standard BDC Zone variations. If a regulation or use is not specified, the list of permitted uses and/or regulations of Section 25.2 and/or Section 25.3 shall apply.  
(Z.-1-93173)

### BDC Zone Variation

- |        |   |
|--------|---|
| BDC(1) | Richmond Street, between Kent Street and Oxford Street  |
| a)     | Permitted Uses:   |
| i)     | Any use permitted in the BDC2 Zone variation.   |
| b)     | Regulations:  |
| i)     | Lot Frontage <span style="float: right;">3 metres (9.8 feet)</span><br>(Minimum)  |
| BDC(2) | Dundas Street East, between Adelaide Street and Quebec Street   |
| a)     | Permitted Uses:   |
| i)     | Any uses permitted in the BDC1 and BDC2 zone variations;  |
| ii)    | (deleted by Z.-1-99698)   |
| iii)   | Group homes type 2;   |
| iv)    | Apartment building units and dwelling units may be permitted in the rear portion of the ground floor or on the second floor or above with any or all other permitted uses in the front portion of the ground floor;(Z.-1-98618) |
| v)     | Accessory dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor. (Z.-1-98618)                  |
| b)     | Prohibited Uses:  |
| i)     | Accessory parking lots on Dundas Street between Adelaide Street and Rectory Street. (Z.-1-99698)  |

- BDC(3) Byron Business District
- a) Permitted Uses:
    - i) Any use permitted in the BDC1 and BDC2 Zone variations.
  - b) Regulations
    - i) A shopping centre having a total maximum gross floor area of up to 10 000 square metres (107,642.6 square feet) shall be permitted.
- BDC(4) Wellington Street, between the CNR right-of-way and Thames River
- a) Permitted Uses:
    - i) Any use permitted in the BDC and BDC2 Zones;
    - ii) Group homes type 2.
- BDC(5)
- a) Permitted Uses:
    - i) Apartment hotels;
    - ii) Commercial recreation establishments;
    - iii) Hotels;
    - iv) Private clubs;
    - v) Restaurants;
    - vi) Taverns;
    - vii) Theatres and cinemas.
  - b) Regulations:
    - i) The regulations of the BDC2 Zone shall apply.
- BDC(6) Wellington Street, East Side, from Simcoe Street to the Thames River
- a) Permitted Uses:
    - i) Animal hospitals;
    - ii) Clinics;
    - iii) Converted dwellings;
    - iv) Emergency care establishments;
    - v) Existing dwellings;
    - vi) Group homes type 2;
    - vii) Laboratories;
    - viii) Medical/dental offices;
    - ix) Offices;
    - x) Patient testing centre laboratories;
    - xi) Studios.
- BDC(7)
- a) Permitted Uses:
    - i) Any use permitted in the BDC2<sub>zone</sub> variation;
    - ii) Dwelling units.  
(Z.-1-92104)
- BDC(8)
- a) Permitted Uses:
    - i) Any use permitted in the BDC and BDC2 Zone variations;
    - ii) [Group Home Type 2](#).
  - b) Regulations:
    - i) Lot Area 4000 m2 (43,057.00 sq. ft.)  
(Minimum)

- ii) Lot Depth (Minimum) 45 m (147.64 ft.)
  - iii) Landscaped Open Space (Minimum) 15%
  - iv) Coverage (Maximum) 30%
  - v) Special Regulation Any buildings or structures and their permitted uses must front onto an Arterial Street
  - vi) Off-Street Parking (Minimum) Front Yard Parking setback shall be 3 metres (10.0 feet) to any arterial street
- (Z.-1-93176)

BDC(9) 708 to 712 Dundas Street

a) Permitted Uses:

- i) Any uses permitted in the BDC1 and BDC2 zone variations;
  - ii) Department stores;
  - iii) Group homes Type 2;
  - iv) Theatres.
- (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)

BDC(10)

a) Regulations:

- i) Parking Standard The minimum parking requirement shall be 1 per 45 square metres (484 square feet).
- (Z.-1-98587)

BDC(11) 637 Dundas Street

a) Permitted Uses:

- i) Any uses permitted in the BDC1 and BDC2 Zone variations;
  - ii) Accessory parking lot;
  - iii) Group home type 2.
- (Z.-1-99698)

BDC(12) Objections to Official Plan Amendment

BDC(13)

a) Additional Permitted Use:

- i) Dwelling units.
- (Z.-1-01880)

BDC(14)

a) Additional Permitted Uses:

- i) Retail warehousing;
  - ii) Service trade accessory to retail use.
- (Z.-1-021054)

BDC(15)

a) Permitted Use:

- i) Any use permitted in the BDC and BDC2 Zones;
- ii) Group homes type 2;

- iii) Emergency care establishment which may, at this location, include beds for both emergency and transitional housing exceeding a resident stay of six weeks. Accessory support services including medical/dental offices, personal services, and counselling offices may also be permitted within the main building.
- b) Emergency care establishment regulations:
  - i) Building Height (Maximum) 20 metres (65.6 feet)
  - ii) Off-Street Parking (Minimum) 45 spaces
  - iii) Density (Maximum) 250 units per hectare (101 units per acre)
- c) Apartment regulations:
  - i) Density (Maximum) (Z.-1-031074) 250 units per hectare (101 units per acre)

#### BDC(16)

- a) Regulations:
  - i) The maximum gross floor area for specific individual uses in the BDC(16) Zone variation shall be restricted to the floor area of the existing structure at 205 John Street as it exists at the date of the passing of this by-law.
  - ii) Notwithstanding the provisions of Section 4.18 (2) of Zoning By-law No. Z.-1 for the location of an Outdoor Patio associated with a Restaurant, an Outdoor Patio Associated with a restaurant may be permitted in the easterly interior yard extending to the lot line. No patio or deck is permitted within any portion of the rear yard or westerly interior yard.
  - iii) Notwithstanding the Parking provisions of Zoning By-law No. Z.-1, no on-site parking shall be required for a new restaurant use at 205 John Street.  
(Z.-1-031114 - O.M.B. File No. R 030125, Decision No. 0620 (Issue Date: March 23, 2004))

#### BDC(17)

- a) Permitted Uses:
  - i) Any use permitted in the BDC1 and BDC2 Zone variations;
  - ii) Dwelling units, emergency care establishments, lodging house class 2 units and accessory dwelling units may only be permitted in the rear portion of the ground floor or on the second floor or above, with any or all of the other permitted uses in the front portion of the ground floor;
  - iii) Theatres
- b) Prohibited Uses:
  - i) Commercial parking lots and structures and accessory parking lots fronting on Dundas Street, and within 15 metres of Dundas Street;
  - ii) Uses with drive-through facilities.
- c) Regulations:
  - i) Front and Exterior Side Yard Depth (Maximum): 0.0 metres

- ii) Interior Side Yard Depth (Maximum): 2.0 metres (6.5 feet)
- iii) Building Height (Maximum): 12.0 metres (39.4 feet)
- iv) Parking: Notwithstanding the requirements in Section 4.19, within Parking Standard Area 1 no parking shall be required for residential development. (Z.-1-041292)

#### BDC(18)

- a) Permitted Uses:
  - i) Any use permitted in the BDC1 and BDC2 Zone variations;
  - ii) Dwelling units;
  - iii) Theatres
- b) Prohibited Uses:
  - i) Commercial parking lots and structures and accessory parking lots fronting on Dundas Street, and within 15 metres of Dundas Street;
  - ii) Uses with drive-through facilities.
- c) Regulations:
  - i) Front and Exterior Yard Depth Side (Maximum): 0.0 metres
  - ii) Interior Side Yard Depth (Maximum): 2.0 metres (6.5 feet)
  - iii) Building Height (Maximum): 12.0 metres (39.4 feet)
  - iv) Parking: Notwithstanding the requirements in Section 4.19, within Parking Standard Area 1 no parking shall be required for residential development. (Z.-1-041292)

#### BDC(19)

- a) Permitted Uses:
  - i) Any use permitted in the BDC1 and BDC2 Zone variations;
  - ii) Dwelling units, emergency care establishments, lodging house class 2 units and accessory dwelling units may only be permitted in the rear portion of the ground floor or on the second floor or above, with any or all of the other permitted uses in the front portion of the ground floor;
  - iii) Theatres.
- b) Prohibited Uses:
  - i) Commercial parking lots and structures and accessory parking lots fronting on Dundas Street, and within 15 metres of Dundas Street;
  - ii) Uses with drive-through facilities.
- c) Regulations:
  - i) Front and Exterior Side Yard Depth (Maximum): 0.0 metres

- ii) Front Yard Depth (Minimum): 1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above 12 metres (39.4 feet)
- iii) Parking: Notwithstanding the requirements in Section 4.19, within Parking Standard Area 1 no parking shall be required for residential development.  
(Z.-1-041292)

#### BDC(20)

- a) Permitted Uses:
  - i) Any use permitted in the BDC1 and BDC2 Zone Variations;
  - ii) Apartment buildings, including residential units on the first floor;
  - iii) Theatres.
- b) Regulations:
  - i) Parking: Notwithstanding the requirements in Section 4.19, within Parking Standard Area 1 no parking shall be required for residential development.  
(Z.-1-041292)

#### BDC(21)

- a) Permitted Use:
  - i) Accessory Parking Lot  
(Z-1-051390)

#### BDC(22)

- a) Permitted Use:
  - i) Commercial parking lot;
  - ii) Accessory parking lot associated with any use within the BDC Zone variations.  
(Z.-1-051406)

#### BDC(23)

- a) Permitted Uses:
  - i) Assembly halls;
  - ii) Clinics;
  - iii) Commercial parking lots;
  - iv) Mini warehousing;
  - v) Offices;
  - vi) Personal service establishments;
  - vii) Printing establishments;
  - viii) Service and repair establishments;
  - ix) Studios;
  - x) Studios with an accessory theatres.  
(Z.-1-061566)

#### BDC(24)

- a) Permitted Uses:
  - i) Any use permitted in the BDC1 and BDC2 Zone variations;
  - ii) Dwelling units, emergency care establishments, lodging house class 2 units and accessory dwelling units may only be permitted in the rear portion of the ground floor or on the second floor or above, with any or all of the other permitted uses in the front portion of the ground floor;
  - iii) Theatres.



- b) Prohibited Uses:
  - i) Commercial parking lots and structures and accessory parking lots fronting on Dundas Street, and within 15 metres of Dundas Street;
  - ii) Uses with drive-through facilities.
- c) Regulations:
  - i) Front and Exterior Side Yard Depth (Maximum): 0.0 metres
  - ii) Front Yard Depth (Minimum): 1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above 12 metres (39.4 feet) (Z.-1-081784)

BDC(25)

- a) Permitted Uses
  - i) Apartment buildings, with any or all of the other permitted uses on the first floor
  - ii) Assembly halls
  - iii) Bake shops
  - iv) Clinics
  - v) Commercial parking structures/and or lots
  - vi) Commercial recreation establishments
  - vii) Convenience service establishments
  - viii) Day care centres
  - ix) Duplicating shops
  - x) Financial institutions
  - xi) Institutions
  - xii) Medical/dental offices
  - xiii) Offices
  - xiii) Patient testing centre laboratories
  - xv) Personal service establishments
  - xvi) Private clubs
  - xvii) Restaurants
  - xviii) Retail stores
  - xviii) Service and repair establishments
  - xx) Studios
  - xxi) Supermarkets
  - xxii) Taverns
  - xxiii) Video rental establishments
  - xxiv) Brewing on premises establishments
  - xxx) Cinemas
  - xxxi) Commercial Schools
  - xxxii) Private Schools
  - xxxiii) Animal hospitals
  - xxxiv) Dry cleaning and laundry depots
  - xxxv) Emergency care establishments
  - xxxvi) Laboratories
  - xxxvii) Libraries
  - xxxviii) Animal Clinic
  - xxxiv) Post Office
  - xxxx) Dwelling units restricted to the second floor or above with any or all of the other permitted uses on the ground floor
  - xxxxi) Police stations
  - xxxxii) Hotels
  - xxxxiii) Places of Worship
  - xxxxiv) Community centres

- xxxxv) Funeral homes
- xxxxvi) Fire halls

- b) Regulations:
  - i) Lot Frontage (m) Minimum 8.0 metres
  - ii) Exterior Side, Interior Side, Rear Yard & Front Yard Depth (m) Minimum 0.0 metres
  - iii) Yard Depth Abutting Primary Collector Road (m) Maximum 3.0 metres
  - iv) Setback of Residential Use From Minimum 20.0 metres from centreline or pipeline Imperial Oil Pipeline Easement
  - v) Gross Floor Area (m2) Maximum
    - All Retail Uses 16,000 m2
    - All Offices Uses 10,000 m2
    - One (1) Primary Retail or Services Use 5,500 m2
    - All Other Individual Uses 2,000 m2
    - 50% of all Commercial Floor Space beyond the primary retail Use and office uses to be located Within buildings with a maximum Gross floor of 750 sq.m
    - 50% of all commercial floor space Beyond the primary retail use and Office uses to be located on the Mainstreet corridor
    - Minimum of 500 sq.m of retail and service uses to front on the village commons
    - Total lot coverage of all retail, office and institutional buildings not to exceed 30%
    - All retail and office uses fronting primary collector roads and the village commons to be a minimum of 2 storey’s in height. (Z.-1-081786)

BDC(26) 520 Dundas Street

- a) Additional Permitted Use:
  - i) Funeral Home (Z.-1-112016)

BDC(27) 736 Talbot Street

- a) Regulations
  - i) Off-street parking (minimum) 6 spaces
  - ii) Lot Coverage (maximum) 78%
  - iii) Height(maximum) 12 metres (39.37 feet)
  - iv) Density (maximum) 250 units per hectare (101.18 units per acre)

- b) Permitted Uses
    - i) Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with offices and studios in the front portion of the ground floor. (Z.-1-132182)
  
- BDC(28) The lands located at Wellington Street on the east side, between South Street and the Thames River
  - a) Additional Permitted Uses
    - i) Independent health facility
    - ii) Places of Worship
  - b) Regulation[s]
    - i) Maximum gross floor area 2000m<sup>2</sup>  
all office, medical/dental office and independent health facility uses.  
(Z.-1-132208)
  
- BDC(29) 240 Waterloo Street & 358 Horton Street East
  - a) Regulation[s]
    - i) Front Yard Depth 6.9m (22.6 ft)  
(maximum)
    - ii) Existing parking located 2 Spaces  
in front of 358 Horton East  
(maximum)
    - iii) Minimum number of parking 26 spaces  
spaces where the total  
number of required spaces  
does not exceed 75
    - iv) Parking Area Setback 0m (0 ft)  
(minimum)
    - v) The front lot line shall be interpreted to be Horton Street East regardless of whether or not it is the shorter lot line that abuts the street.
    - vi) Gross floor area for office uses 3,000m<sup>2</sup>  
(maximum) (32,291 sq ft)  
(Z.-1-142296)(amended by Z.-1-162491)
  
- BDC(30) 4402 Colonel Talbot Road
  - a) Additional Permitted Use
    - i) Pharmacy
  - b) Regulations
    - i) Front Yard Setback 24m (78.7 ft)  
(maximum)
    - ii) Parking is permitted in the front yard up to a total of 11 spaces.
    - iii) Parking Area Setback 1.4m (4.6 ft)  
(minimum)
    - iv) Parking Standard  
The minimum parking requirement for the clinic use shall be 1 per 20m<sup>2</sup> (215 sq ft)
    - v) Height 9m (29.5 ft)  
(maximum)  
(Z.-1-154206)

BDC(31)

a) Permitted Uses

- i) Animal clinics;
- ii) Apartment buildings;
- iii) Apartment hotels;
- iv) Assembly halls;
- v) Bake shops;
- vi) Brewing on premises establishments;
- vii) Cinemas;
- viii) Clinics;
- ix) Commercial Recreation Establishments;
- x) Commercial schools;
- xi) Convenience business service establishments;
- xii) Convenience service establishments;
- xiii) Day care centres;
- xiv) Dog or domestic cat grooming;
- xv) Duplicating shops;
- xvi) Financial institutions;
- xvii) Hotels;
- xviii) Institutions;
- xix) Laboratories;
- xx) Medical/dental offices;
- xxi) Nursing homes;
- xxii) Offices;
- xxiii) Personal service establishments;
- xxiv) Places of entertainment;
- xxv) Private clubs;
- xxvi) Private schools;
- xxvii) Restaurants;
- xxviii) Retail stores;
- xxix) Retirement lodge;
- xxx) Service and repair establishments;
- xxxi) Senior citizens apartment buildings;
- xxxii) Studios;
- xxxiii) Supermarkets;
- xxxiv) Taverns;
- xxxv) Cluster townhouses;
- xxxvi) Cluster stacked townhouses;
- xxxvii) Street townhouses;
- xxxviii) Video rental establishments

b) Regulations

- |       |   |   |
|-------|---|---|
| i)    | Front & Exterior Side Yard Depth (Maximum):                               | 8.0 metres  |
| ii)   | Interior Side and Rear Yard Depth Minimum Abutting a Residential Zone     | 6.0 metres  |
| iii)  | Interior Side and Rear Yard Depth Minimum Abutting a Non-Residential Zone | 3.0 metres from any other zone boundary And 0.0 metres within the same BDC zone |
| iv)   | Height (Minimum)  | 8.0 metres  |
| v)    | Height (Maximum)  | 38.0 metres   |
| vi)   | Landscaped Open Space (Minimum)   | 10%   |
| vii)  | Lot Coverage (Maximum)  | 60%   |
| viii) | Off-Street Parking, Commercial  | 1 space per 30 m <sup>2</sup>   |

	ix)	Off-Street Parking, Office	1 space per 40 m <sup>2</sup>
	x)	Off-Street Parking, Residential	1 space per unit
	xi)	Distance of Surface Parking Area from a Public Road Allowance (Minimum)	3.0 metres
	xii)	Residential Density (Maximum)	100 units per hectare
	xiii)	Building Form - All uses shall be permitted in a shopping centre building, a stand-alone building or a mixed use multi-storey building (including live-work format)	
	xiv)	Gross Floor Area (Maximum) – Notwithstanding the provisions of Section 3.10, the application of the maximum residential density and gross floor area requirements of the BDC(31) Zone shall be to the zone and not to the individual properties contained within the zone. Total Gross Floor Area for Office Uses (Maximum) within this zone and the adjacent CSA5(7) Zone combined shall not exceed 9,500 m <sup>2</sup> . Gross Floor Area for Office Uses per Building (Maximum) shall not exceed 5000 m <sup>2</sup> . Total Gross Floor Area for retail uses (Maximum) within this zone and the adjacent CSA5(7) Zone combined shall not exceed 30,000 m <sup>2</sup> . (Z.-1-162444)	
BDC(32)		North portion of 1063 Dundas Street and 1080 Dundas Street	
	a)	Additional Permitted Use Accessory Parking in favour of 100 Kellogg Lane (Z.-1-172619)	
BDC(33)		1076 Gainsborough Road	
	a)	Regulations:	
	i)	Westerly Interior Side Yard (Minimum):	10 metres (32.80 ft)
	ii)	Parking (Minimum): (Z.-1-192772)	55 Spaces
BDC(34)		1018 and 1028 Gainsborough Road	
	a)	Regulations:	
	i)	Density (Maximum):	97 units per hectare
	ii)	Height (Maximum):	25 metres
	iii)	Offices and medical/dental offices may be permitted on the first and second floors of apartment buildings. (Z.-1-202816)	
BDC(35)			
	a)	Permitted Uses:	
	i)	Any uses permitted in the BDC1 or BDC2 zone variations.	
	ii)	Apartment buildings, including dwelling units on all portions of the ground floor.	
	b)	Regulations:	
	i)	An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.	

- ii) Building Entrances  
A building entrance will be located on Hamilton Road.
- iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
- iv) Notwithstanding ii) and iii), for the property at 495 Horton Street:
  - a. A building entrance will be located on Horton Street, and a building entrance will not be required on Hamilton Road.
  - b. The lot line abutting Horton Street shall be interpreted as the front lot line  
(Z.-1-202822)

#### BDC(36)

- a) Permitted Uses:
  - i) Any uses permitted in the BDC1 or BDC2 zone variations
- b) Location of Permitted Uses:
  - i) Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above.
- c) Regulations:
  - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
  - ii) Building Entrance  
A building entrance will be located on Hamilton Road.
  - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
  - iv) A minimum of 60% of the Hamilton Road building facade on the first storey of new buildings shall include façade openings.
  - v) Notwithstanding ii), iii) and iv), for the property at 209 Egerton Street:
    - a. A building entrance will be located on Trafalgar Street, and a building entrance will not be required on Hamilton Road.
    - b. The lot line abutting Trafalgar Street shall be interpreted as the front lot line.
    - c. A minimum of 60% of the Trafalgar Street building façade on the first storey of new buildings shall include façade openings.  
(Z.-1-202823)

#### BDC(37)

- a) Permitted Uses:
  - i) Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Hamilton Road.
  - ii) Apartment buildings, including dwelling units on all portions of the ground floor are permitted if the building fronts onto Hamilton Road.

- b) Regulations:
  - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
  - ii) Building Entrances  
A building entrance will be located on Hamilton Road.
  - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
  - iv) A minimum of 1 metre depth of landscaped open space is required for all lot lines abutting a Residential Zone, with landscaped open space restricted to grass, flowers, shrubbery and other landscaping.
  - v) Notwithstanding a) i), and c) ii) and iii), for the property at 485 Horton Street:
    - a. Any uses permitted in the BDC1 or BDC2 zone variations, are permitted if the building fronts onto Horton Street.
    - b. Apartment buildings, including dwelling units on all portions of the ground floor, are permitted if the building fronts onto Horton Street.
    - c. A building entrance will be located on Horton Street, and a building entrance will not be required on Hamilton Road.
    - d. The lot line abutting Horton Street shall be interpreted as the front lot line.
    - e. (Z.-1-202824)

#### BDC(38)

- a) Permitted Uses:
  - i) Any uses permitted in the BDC1 or BDC2 zone variations are permitted if the building fronts onto Hamilton Road.
- b) Location of Permitted Uses:
  - i) Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above.
- c) Regulations:
  - i) An additional 3 metres of front yard and exterior side yard setback are required for all portions of the building above 3 storeys.
  - ii) Building Entrances  
A building entrance will be located on Hamilton Road.
  - iii) The lot line abutting Hamilton Road shall be interpreted as the front lot line.
  - iv) A minimum of 60% of the Hamilton Road building facade on the first storey of new buildings shall include façade openings.
  - v) A minimum of 1 metre depth of landscaped open space is required for all lot lines abutting a Residential Zone, with landscaped open space restricted to grass, flowers, shrubbery and other landscaping
  - vi) Notwithstanding a) i), and c) ii), iii) and iv), for the properties at 197, 217-227 Egerton Street:
    - a. Any uses permitted in the BDC1 or BDC2 zone

- variations are permitted if the building fronts onto Trafalgar Street.
- b. A building entrance will be located on Trafalgar Street, and a building entrance will not be required on Hamilton Road.
  - c. The lot line abutting Trafalgar Street shall be interpreted as the front lot line.
  - d. A minimum of 60% of the Trafalgar Street building façade on the first storey of new buildings shall include façade openings.  
(Z.-1-202825)
- BDC(39) 1600/1622 Hyde Park Road and 1069 Gainsborough Road
- a) Additional Permitted Use:
    - i) Apartment buildings, including dwelling units in the front portion of the ground floor adjacent to Gainsborough Road
  - b) Regulations:
    - i) Gross Floor Area for Restaurants excluding ground floor or rooftop patios (Maximum): 605 m<sup>2</sup>
    - ii) Patios remain subject to Sections 4.18 and 4.19 of this by-law
    - iii) Height – Apartment building (Maximum): 29 m
    - iv) Density (Maximum): 150 uph
    - v) Parking – All commercial uses (Minimum): 1 space per 20m<sup>2</sup>
    - vi) Parking – Apartment building (Minimum): 1 space per unit  
(Z.-1-202838)
- BDC(40) 2498, 2500, and 2510 Main Street
- a) Additional Permitted Use:
    - i) Townhouses, restricted to the rear yard only.
  - b) Regulation:
    - i) Parking for all uses (Minimum): 61 Spaces  
(Z.-1-192807)
- BDC(41) 1674 Hyde Park Road and Part of 1712 Hyde Park Road
- a) Additional Permitted Uses:
    - i) Apartment buildings, including dwelling units in the front portion of the ground floor adjacent to North Routledge Park
  - b) Regulations:
    - i) Front Yard Depth Existing Building (Maximum): As existing
    - ii) Front Yard Depth Apartment Building (Maximum): 23 metres
    - iii) Exterior Side Yard Depth Existing Building (Maximum): As existing



- iv) Exterior Side Yard Depth Apartment Building (Maximum): 3 metres
- v) Height Apartment Building (Maximum): 21 metres
- vi) Density (Maximum): 141 uph
- vii) Parking Apartments (Minimum): 1 space per unit
- viii) Parking All non-residential permitted uses other than Offices, Medical/ Dental Offices and Clinics, that are part of a mixed-use development at 1674 Hyde Park Road that includes a residential apartment building component (Minimum): (Z.-1-202843) 1 space per 25m<sup>2</sup>

BDC(42) 1153-1155 Dundas Street

- a) Regulations:
  - i) Parking (Minimum): 55 spaces
  - ii) Notwithstanding Section 4.18 (5), parking shall not be required for outdoor patios which have a Gross Floor Area of less than 225 m<sup>2</sup> (Z.-1-212918)

BDC(43) 496 Dundas Street

- a) Regulations:
  - i) Building height (Maximum) 16 storeys or 57 meters (187ft)
  - ii) Density (Maximum) 530 units per hectare (214.5 units per acre)
  - iii) Off-street parking (Minimum) 153 spaces (ratio of 0.9 parking spaces per unit)
  - iv) Interior side yard depth (Minimum) (Z.-1-212960) 0.0 meters (0 ft)

**BDC1 Zone Variation**

BDC1(1)

- a) Permitted Uses:
  - i) Any uses permitted in the BDC1 Zone;
  - ii) Dwelling units in association with any or all of the other permitted uses. (Z.-1-01875)

**BDC2 Zone Variation**

BDC2(1) 638 Richmond Street, 230-234 Hyman Street

- a) Regulations:

- i) Lot Frontage (Minimum) 3 metres (9.8 feet)
- ii) Lot Coverage (Maximum) 85 %  
(Z.-1-91018)

BDC2(2)

- a) Permitted Uses:
  - i) Any uses permitted in the BDC2 Zone;
  - ii) Dwelling units in association with any or all of the other permitted uses.  
(Z.-1-01875)

BDC2(3)

- a) Regulations:
  - i) Notwithstanding the regulations of Section 25.3 of this By-law to the contrary, the maximum front yard depth requirement shall not apply within this zone.  
(Z.-1-031156)

BDC2(4)

- a) Regulations:
  - i) Notwithstanding the regulations of Section 25.3 of this By-law to the contrary, the maximum front yard depth requirement shall not apply within this zone.  
(Z.-1-031157)

BDC2(5)

- a) Regulations:
  - i) Ground Floor Commercial Retail Gross Floor Area (Maximum) 2000 m2  
(21.528 sq.ft.)
  - ii) Uses with drive-through facilities.
  - iii) Number of drive-through facilities permitted within the Zone (Maximum) 1  
(Z.-1-112020)

BDC2(6) 1351and 1357 Hyde Park Road

- a) Permitted Use:
  - i) Any use permitted in the BDC Zone variation;
  - ii) Assembly halls;
  - iii) Places of Worship;
  - iv) Community centres;
  - v) Funeral homes;
  - vi) Institutions;
  - vii) Schools;
  - viii) Fire halls;
  - ix) Automobile repair garage
- b) Regulations:
  - i) Notwithstanding the regulations of Section 25.3 of this By-law to the contrary, the maximum front yard depth requirement shall not apply within this zone.  
(Z.-1-132202)

BDC2(7)

- a) Prohibited Uses

- i) Dwelling Units on the ground floor
- b) Regulations
  - i) Front & Exterior Side Yard Setback
 

(Minimum):	2 metres (6.6 feet)
(Maximum):	4 metres (13.1 feet)
  - ii) All commercial and office uses are required to be in conjunction with dwelling units on the second floor or above.
  - iii) All uses permitted in the BDC2 Zone, except for Dwelling Units, shall be restricted to the ground floor, at a maximum gross leasable floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>).
  - iv) The primary entrance for individual commercial/retail/office tenants shall oriented to the primary collector.
  - v) Notwithstanding the provisions of Section 2 “LOT LINE, FRONT”, the frontage for this lot will be deemed to be along the primary collector.” (Z.-1-182651)

#### BDC2(8)

- a) Prohibited Uses
  - i) Dwelling Units on the ground floor
- b) Regulations for the existing buildings/barns as of the date of the passing of the by-law
  - i) Front Yard Setback
 

(Minimum):	0 metres (0 feet)
------------	-------------------
  - ii) Interior side yard
 

(Minimum) (south):	0 metres (0 feet)
--------------------	-------------------
  - iii) The primary entrance for individual commercial/retail/office tenants shall oriented to the primary collector.
  - iv) The maximum gross floor area for specific individual uses in the BDC2(8) Zone variation shall be restricted to the floor area of the existing structures/barns (Block 48) as it exists at the date of the passing of this by-law.
- c) Regulations for new buildings
  - i) Front Yard Setback
 

(Minimum):	2 metres (6.6 feet)
------------	---------------------
  - ii) The maximum gross leasable floor area for specific individual uses within new structures in the BDC2(8) Zone variation shall be restricted to 250 m<sup>2</sup> (2,691 ft<sup>2</sup>).
  - iii) The primary entrance for individual commercial/retail/office tenants shall oriented to the primary collector.” (Z.-1-182651)

#### BDC2(9)

- a) Permitted Uses:
  - i) Any uses permitted in the BDC2 zone variations with the exception of Dwelling Units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
  - ii) Apartment Buildings, within a mixed-use building restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor fronting on the primary collector;
- b) Regulations

- i) Front & Exterior Side Yard Setback  
(Minimum) 2 metres (6.6 feet)  
(Maximum) 4 metres (13.1 feet)
- ii) Gross Leasable Floor Area  
(Maximum) 3000 m<sup>2</sup> (32,292 ft<sup>2</sup>)
- iii) The primary entrance for individual commercial/retail/office tenants shall oriented to the primary collector.
- iv) Notwithstanding the provisions of Section 2 “LOT LINE, FRONT”, the frontage for this lot will be deemed to be along the primary collector.” (Z.-1-182651)

#### BDC2(10)

- a) Permitted Uses:
  - i) Any uses permitted in the BDC2 zone variations with the exception of Dwelling Units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor;
  - ii) Apartment Buildings, within a mixed-use building restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor fronting on the primary collector;
- b) Regulations
  - i) Front & Exterior Side Yard Setback  
(Minimum) 2 metres (6.6 feet)  
(Maximum) 4 metres (13.1 feet)
  - ii) Gross Leasable Floor Area  
(Maximum) 1000 m<sup>2</sup> (10,764 ft<sup>2</sup>)
  - iii) The primary entrance for individual commercial/retail/office tenants shall oriented to the primary collector.
  - iv) Notwithstanding the provisions of Section 2 “LOT LINE, FRONT”, the frontage for this lot will be deemed to be along the primary collector.” (Z.-1-182651)

#### BDC2(11) 1156 Dundas Street

- a) Additional Permitted Uses
  - i) Senior Citizen apartment buildings
- b) Regulations
  - i) Front Yard Depth  
(Minimum) 9 metres (29.5 feet)
  - ii) Building stepback of 3.0 metres above the height of the building as existing on the date of the passage of this by-law
  - iii) Parking Standard  
for Office uses 1 parking space per 90m<sup>2</sup>  
(969sq.ft)  
(Minimum)
  - iv) Parking Standard for Senior  
Citizen Apartment Building 0.25 spaces per unit  
(Minimum)
  - i) Parking Standard for  
Apartment Buildings 1 parking space per unit  
(Minimum)  
(Z.-1-162440)

- BDC2(12) 100 Kellogg Lane
- a) Additional Permitted Use
    - i) Self-Storage Establishments (restricted to basement floor of the existing building)
  - b) Regulation[s]
    - i) Height 15 metres (49.21ft)  
(maximum)
    - ii) Notwithstanding the provisions of Section 4.19 (10) of Zoning By-law No. Z.-1, a minimum of 400 parking spaces is required for the entirety of 100 Kellogg Lane and can be provided in combination with parking spaces on site and lands zoned to permit accessory parking lots in favour of 100 Kellogg Lane.
    - iii) A maximum Gross Floor Area of 8,361m<sup>2</sup> (89,997ft<sup>2</sup>) shall be permitted for Office Uses (within existing building), in combination with the Office uses permitted in the L11(18) zone on 100 Kellogg Lane.  
(Z.-1-172619)
- BDC2(13) 1097 and 1127 Dundas Street
- a) Additional Permitted Use:
    - i) Accessory Parking in favour of 100 Kellogg Lane  
(Z.-1-172619)
- BDC2(14) 1331 Hyde Park Road
- a) Additional Permitted Use:
    - i) Automobile Sales Boutique
  - b) Regulations:
    - i) The repair and service of vehicles may be permitted as an accessory use to an Automobile Sales Boutique provided it is limited in size to a maximum area of 50 square metres, is fully enclosed, and is used exclusively for the service of motorcycles.  
(Z.-1-182702)
- BDC2(15) 1230 Hyde Park Road
- a) Additional Permitted Uses:
    - i) Continuum-of-Care Facility (with any or all of the other permitted uses on the first floor)
    - ii) Retirement Lodge or Retirement Home (with any or all of the other permitted uses on the first floor)
    - iii) Nursing Home (with any or all of the other permitted uses on the first floor)
  - b) Regulations:
    - i) Density 175 uph (71  
(maximum) units per acre)
    - ii) Interior Side Yard & Rear 3 metres  
Yard Depth Abutting a Residential Zone (minimum) (9.84 feet)
    - iii) Dwelling units shall be permitted on the first floor of internal apartment buildings, continuum-of-care facilities, retirement lodge or retirement homes and nursing homes, this does not include apartment buildings, continuum-of-care facilities, retirement lodge or retirement homes and nursing homes

fronting Hyde Park Road which shall be mixed-use buildings.  
(Z.-1-202869)

BDC2(16) 1230 Hyde Park Road

a) Additional Permitted Uses:

- i) Continuum of Care Facility (with any or all of the other permitted uses on the first floor)
- ii) Retirement Lodge or Retirement Home (with any or all of the other permitted uses on the first floor)
- iii) Nursing Home (with any or all of the other permitted uses on the first floor)

b) Regulations:

- |      |   |                                |
|------|---|--------------------------------|
| i)   | Density<br>(maximum)  | 144 uph (59<br>units per acre) |
| ii)  | Interior Side Yard & Rear<br>Yard Depth Abutting a<br>Residential Zone (minimum)  | 3 metres<br>(9.84 feet)        |
| iii) | Setback from Railway<br>Right of Way (minimum)  | 30 metres<br>(98.4 feet)       |
| iv)  | Dwelling units shall be permitted on the first floor of internal<br>apartment buildings, continuum-of-care facilities, retirement<br>lodge or retirement homes and nursing homes, this does not<br>include apartment buildings, continuum-of-care facilities,<br>retirement lodge or retirement homes and nursing homes<br>fronting Hyde Park Road which shall be mixed-use buildings.<br>(Z.-1-202869) |                                |

**TABLE 25.3**  
**BUSINESS DISTRICT COMMERCIAL (BDC) ZONE**  
**REGULATIONS FOR BDC ZONE VARIATIONS**

Column	A		B	C	D
Line 1	ZONE VARIATIONS		BDC	BDC1	BDC2
2	PERMITTED USES		See Section 25.2		
3	LOT FRONTAGE (m) MINIMUM		8.0	12.0	20.0
4	EXTERIOR SIDE & FRONT YARD DEPTH (m) MINIMUM		0.0		
5*	FRONT YARD DEPTH (m) MAXIMUM*		3.0*		
6	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM	ABUTTING A RESIDENTIAL ZONE	3.0 metres (9.8 feet) plus 1.2 metres (4.0 feet) for each 3.0 metres (9.8 feet) of building height or part thereof above the first 3.0 metres (9.8 feet)		
7		ABUTTING A NON-RESIDENTIAL ZONE	0.0		
8	LOT COVERAGE (%) MAXIMUM		70	70	60
9	HEIGHT (m) MAXIMUM		12.0		
10	GROSS FLOOR AREA (m <sup>2</sup> ) MAXIMUM		See Section 25.3(1)	See Section 25.3(2)	See Section 25.3(1)
11**	TOTAL GROSS FLOOR AREA FOR CINEMAS (m2) MAXIMUM		1 000		
12***	HEIGHT (m) and DENSITY (units/ha) of APARTMENT BUILDINGS		See Section 25.3.3		

\*  
\*\*  
\*\*\*

Z.-1-96439  
Z.-1-96458 - O.M.B. file No. R 980047 - Order Issue Date: June 25, 1998  
Z-1-051390