

## **SECTION 9**

### **RESIDENTIAL R5 ZONE**

#### **9.1 GENERAL PURPOSE OF THE R5 ZONE**

This R5 Zone provides for and regulates medium density residential development in the form of cluster townhouses. Different intensities of development are permitted through the use of the seven zone variations. Density provisions range from 25 units per hectare (10 units per acre), designed to accommodate townhousing development adjacent to lower density areas, to 60 units per hectare (24 units per acre) for inner city areas and locations near major activity centres. The higher density zone variation has been designed to accommodate stacked townhouses. The middle range zone variations are designed for most suburban townhousing developments.

#### **9.2 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 R5 Zone variation for any use other than the following uses:

- a) Cluster townhouse dwellings;
- b) Cluster stacked townhouse dwellings.

#### **9.3 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 R5 Zone variation except in conformity with the regulations as set out below and in Table 9.3.

##### **1) FRONTAGE - INFILLING**

In infilling situations, the frontage requirement may be reduced to 10.0 metres (32.8 feet) provided that no buildings are located in any part of the lot less than 30.0 metres (98.4 feet) in width.

##### **2) LOT COVERAGE - ONE STOREY DEVELOPMENTS**

For developments in which a minimum of 75% of the units are one storey in height, the maximum lot coverage may be increased to 35% and the landscaped open space requirement may be decreased to 40%, (Z.-1-021025)

##### **3) For the purposes of the R5 Zone variations, only one townhouse dwelling is permitted to be constructed on a unit in a Vacant Land Condominium.**

No townhouse dwellings are permitted to be constructed within a proposed Vacant Land Condominium until after registration of the plan of condominium has occurred. (Z.-1-142295)

#### **9.4 SPECIAL PROVISIONS**

The following zone variations apply to unique or existing situations and are not the standard R5 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 9.2 and/or Section 9.3 shall apply.

## R5-1 Zone Variation

- R5-1(1)
- a) Regulation
    - i) Lot Frontage (Minimum) (Z.-1-95373) 20 metres (65.6 feet)
- R5-1(2)
- a) Regulations:
    - i) Main Building Setback from Centre of Existing Imperial Oil Pipeline (Minimum) (Z.-1-00836 - O.M.B. Decision # 2184 - December 1, 1999) 20 metres (65 feet)
- R5-1(3) 417 Hyde Park Road
- a) Regulations:
    - i) Height (Maximum) 7 metres (23 feet)
    - ii) Lot Coverage (Maximum) 38%
    - iii) Landscaped Open Space (Minimum) (Z.-1-01856) 42%
- R5-1(4) 423 Hyde Park Road
- a) Regulations:
    - i) Rear Yard Depth (Minimum) 7 metres (23 feet)
    - ii) Height (Maximum) 7 metres (23 feet)
    - iii) Lot Coverage (Maximum) 38%
    - iv) Landscaped Open Space (Minimum) (Z.-1-01856) 42%
- R5-1(6)
- a) Regulations:
    - i) Lot Area (Minimum) 8 000 square metres (2 acres)
    - ii) Lot Frontage (Minimum) 75 metres (246 feet)
    - iii) Height (Maximum) 7 metres (23 feet)
    - iv) Front Yard Setback (Minimum) 3 metres (9.8 feet)
    - v) Rear Yard Setback (Minimum) (Z.-1-041301) 7 metres (23 feet)

## R5-2 Zone Variation

### R5-2 (1)

- a) Regulations:
  - i) Main Building Setback from Existing Imperial Oil Pipeline Easement (Minimum) (Z.-1-92052) 7.5 metres (24.6 feet)

### R5-2(2)

- a) Regulations
  - i) Setback from a Railway Right-of-Way (Minimum) 120 metres (394 feet) or 15 metres (49.2 feet) where a noise berm, or a combination berm and acoustic fence, adjoining and parallel to the railway rights-of-way is provided.
  - ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building. (Z.-195381)

### R5-2(3)

- a) Regulations
  - i) Lot Frontage (Minimum) (Z.-1-95391 - O.M.B. Order Z 950026 - Order Date: October 25, 1995) 20.0 metres (65.6 feet)

### R5-2(4)

- a) Regulations
  - i) Setback from a Railway Right-of-Way (Minimum) 30 metres (98.4 feet).
  - ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building. (Z.-1-96401)

### R5-2(5)

- a) Regulations:
  - i) Lot Area (Minimum) (Z.-1-97463) .4 ha (1 acre)

### R5-2(6)

- a) Regulations:
  - i) Lot Area (Minimum) (Z.-1-97529) .4 ha. (1 acre)

R5-2(7)

- a) Regulation:
  - i) Exterior Side Yard Depth (Minimum) (Z.-1-00747) 2 metres (6.6 feet) without noise attenuation wall.

R5-2(8)

- a) Regulations
  - i) There shall be no minimum lot frontage requirement.
  - ii) The maximum density calculation shall be based on a lot area of 5.65 hectares (14 acres), which includes lands in the abutting OS5(4) and OS1 Zone variations.
  - iii) The minimum interior side yard and/or rear yard for any structure with a basement shall be 20 metres (65.6 feet) from the north and west property boundaries or 20 metres (65.6 feet) from any Open Space OS5 Zone variation, whichever is greater. The rear lot line is deemed to be the lot line that abuts any OS5 or UR Zone variation.
  - iv) Access may be permitted via a private right-of-way to the improved street of North Centre Road. (Z.-1-00815)

R5-2(9)

- a) Regulations:
  - i) The maximum density calculation shall be based on the total block area which includes lands within the block which are zoned OS5(4) at a width of 3.0 metres (9.8 feet). (Z.-1-01869)

R5-2(10)

- a) Regulations:
  - i) Setback from Industrial Zoned Lands (Minimum) (Z.-1-01896) 15 metres (49.2 feet)

R5-2(11)

- a) Regulations:
  - i) Dwelling Setback From High Pressure Pipeline (Minimum) (Z.-1-041233) 20 metres (66 feet)

R5-2(12)

- a) Permitted Uses:
  - i) Cluster townhouses.
- b) Regulations:
  - i) Lot Area (Minimum) 0.60 hectares (1.4 acres)
  - ii) Lot Frontage (Minimum) 70.0 metres (229.6 feet)
  - iii) Lot Coverage (Maximum) 35%

- iv) Density (Maximum) 30 units per hectare
- v) Height (Maximum) 10.5 metres (34.4 feet)
- vi) Front Yard Setback (Minimum) 3.0 metres (9.8 feet)
- vii) Rear and Interior Yard Setbacks Abutting Residential Zones (Minimum) 7.5 metres (24.6 feet)
- viii) Yards Where Parking Area Prohibited (Z.-1-041291) Parking is prohibited in the side and rear yard abutting existing residential development.

R5-2(13)

- a) Regulation:
  - i) Lot Frontage (Minimum) (Z.-1-061521) 18.0 metres (59.06 feet)

R5-2(14) 1607, 1609 and 1611 Richmond Street

- a) Permitted uses for 1607 Richmond Street
  - i) Cluster townhouses
- b) Permitted uses for 1609 and 1611 Richmond Street
  - i) Cluster townhouses
  - ii) Cluster stacked townhouses
- c) Regulations for 1607, 1609 and 1611 Richmond Street
  - i) Lot Frontage (Minimum) 70.0 metres (229.6 feet)
  - ii) Lot Area (Minimum) 0.40 hectares (0.99 acres)
  - iii) Front Yard Depth (Maximum) 3.0 metres (9.8 feet) from the ultimate road allowance
  - iv) Rear Yard Depth (Minimum) 15.0 metres (19.2 feet)
  - v) Lot Coverage (Maximum) 35%
  - vi) Density (Maximum) 45 Units per Hectare (24 units per acre)
  - vii) Bedrooms per dwelling unit (Maximum) 3
  - viii) Maximum height to be measured from grade to roof peak
  - ix) Basement ceiling height above grade (1.6 feet) (Maximum) 0.5 metres
  - x) Number of dwelling units (Maximum) 16

- xi) Number of vertically attached townhouse dwelling units (Maximum) 4
- d) Additional Regulations for 1607 Richmond Street
  - i) Height (Maximum) 9.5 metres (31.2 feet)
  - ii) South Interior Side Yard Depth (Minimum) 15.0 metres (49.2 feet)
  - iii) No part of any required south interior side yard shall be used for any purpose other than landscaped open space.
- e) Additional Regulations for 1609 and 1611 Richmond Street
  - i) Height (Maximum) 12.0 metres (first 16.0 metres of lot depth) (39.3feet)
  - ii) Height (beyond the first 16.0 metres of lot depth) (Maximum) 9.5 metres (31.2 feet)
  - iii) North Interior Side Yard Setback (Minimum) 3.0 metres (9.8 feet)
  - 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 or provides vehicular access to Richmond Street located in the required front yard. (Z.-1-142261)

R5-2(15)

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

R5-2(16)

- a) Regulations
  - i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
  - ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
  - iii) Notwithstanding the provisions of Section 2 “LOT LINE, FRONT”, the frontage for this lot will be deemed to be along the secondary collector. (Z.-1-142328)

R5-2(17) 2054 Adelaide Street North

- a) Regulations:
  - i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)

- ii) Front Yard Depth for Garages (Minimum): (Z.-1-192775 - LPAT issued - 2018-11-05) 5.5 metres (18.0 feet)
- R5-2(18) 6756 James Street
  - a) Prohibited Uses
    - i) Cluster Stacked Townhouses
  - b) Regulations
    - i) Front Yard Depth (minimum) 11m
    - ii) Front Yard Depth (maximum) 13m
    - iii) Interior Side Yard Depth (minimum) 5.5m when a wall of a unit contains windows to habitable rooms (Z.-1-223013)

**R5-3 Zone Variation**

- R5-3(1)
  - a) Regulations:
    - i) Interior Side Yard (Minimum) 1.8 metres (6 feet)
- R5-3(2) (Z.-1-92067) (deleted by Z.-1-95329)
- R5-3(3)
  - a) Regulations
    - i) Access may be permitted via a right-of-way to an improved street. (Z.-1-93205)
- R5-3(4)
  - a) Regulations
    - i) Setback from a Railway Right-of-Way (Minimum) 15.0 metres (49.2 feet)
    - ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building. (O.M.B. File #R910387 - Appeal #5011 December 21, 1993)
- R5-3(5)
  - a) Regulations
    - i) Rear and Interior Side Yard Depth from OS4 Zone Variation (Minimum) (Z.-1-94252) 0.0 metres
- R5-3(6)

- a) Regulations:
  - i) Lot Frontage (Minimum) (Z.-1-97457) 10.0 metres (32.81 feet)

R5-3(7)

- a) Regulations:
  - i) Height (Maximum) (Z.-1-98563) 10.0 metres (32.81 feet)



R5-3(8)

- a) Regulations:
- i) Setback from a Railway Right-of-Way (Minimum) 30.0 metres (98.4 feet)
  - ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building. (Z.-1-99734)

R5-3(9)

- a) Regulations:
- i) Main building Setback from the Centre of the Existing Imperial Oil Pipeline (Minimum) 20 metres (65 feet)  
(Z.-1-00836 O.M.B. Order No. 2184 - December 1, 1999)

R5-3(10)

- a) Regulations:
- Notwithstanding the provisions of Section 3.9 2) a) of this By-law to the contrary, the maximum density calculation for the lands zoned R5-3(10) shall be based on a lot area of 1.33 hectares (3.29 acres) which includes the lands in the abutting Open Space Special Provision (OS5(5)) Zone. (Z.-1-01876)

R5-3(11)

- a) Regulations
- i) Number of units (Maximum) 27 units
  - ii) Lot Frontage (Minimum) 0 metres
  - iii) Access to site Beaufort To be provided via Street (not assumed road)
  - iv) Interior side yard Depth (Minimum) 3 metres (9.8 feet)
  - v) Rear Yard Depth (Minimum) 3 metres (9.8 feet)  
(Z.-1-031099 - O.M.B. File #: 020010 (Order issue Date: March 14<sup>th</sup>, 2003)

R5-3(12)

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

R5-3(13)

R5-3(14)

- a) Regulations:
  - i) Habitable Building Setback from the centreline of the petroleum products pipeline (Minimum) (Z.-1-061523) 20 metres (66 feet)

R5-3(15)

- a) Permitted Use:
  - i) Cluster townhouse dwellings.
- b) Regulations:
  - i) A maximum of five (5) residential units served by individual, on-site waste water treatment systems may be permitted until such time as municipal sanitary sewer services are available.
  - ii) Density (Maximum) 16 units per hectare based on a total lot area of 0.34 hectares (0.84 acres) to a total of 5 dwelling units.
  - iii) Lot Frontage (Minimum) (Z.-1-061573) 20 metres (65.6 feet)

R5-3(16)

- a) Additional Regulations:
  - i) Density – Units Per Hectare (Minimum) (Z.-1-091882) 45 units per hectare (14 units per acre)

R5-3(17)

- a) Additional Use:
  - i) Existing single detached dwelling
- b) Additional Regulations for existing single detached dwelling:
  - i) Lot frontage 14.9 metres
  - ii) East Side Yard Setback (minimum) 1.0 metres
  - iii) Front Yard Setback (minimum) (Z.-1-112051) 3.0 metres

R5-3(18)

- a) Regulations
  - i) Front & Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres
  - ii) Lot Coverage (Maximum): (Z.-1-162444) 50%

R5-3(19)

R5-3(20) Northerly Portion of 943 Fanshawe Park Road West and 1800 Aldersbrook Gate

a) Regulations:

- i) Front Yard Depth (Minimum): 2.8 Metres (9.2 feet)
- ii) Density (Maximum): 40 Units Per Hectare (Z.-1-202814)

R5-3(21) 348 Sunningdale Road East

a) Regulations

- i) Lot Frontage (Minimum) 11.0 metres (36.1 feet)
- ii) Interior Side Yard Depth (East) (Minimum) 3.2 metres (10.5 feet)
- iii) Interior Side Yard Depth (South) (Minimum) 5.0 metres (16.4 feet)
- iv) Interior Side Yard Depth (West) (Minimum) 3.0 metres (9.84 feet)
- v) Rear Yard Depth (Minimum) 7.5 metres (24.6 feet)
- vi) Landscaped Open Space (Minimum) 35 percent
- vii) Lot Coverage (Maximum) 33.5 percent (Z.-1-202886)

R5-3(22) 3924 Colonel Talbot Road

a) Regulations:

- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum) 5.5 metres (18.0 feet)
- iii) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R5-3(\*) open or covered but unenclosed decks not exceeding one storey in height may project no closer than 0.6 metres (1.97 feet) where the lot line abuts an OS5 Zone. (Z.-1-212912)

#### R5-4 Zone Variation

R5-4(1)

a) Regulations:

- i) Setback from the Centreline of Commissioners Road West 24 metres (78.7 feet)

(Minimum)

R5-4(2) Used in error

R5-4(3)

a) Regulations:

- i) No Restricted Office (RO1) or Convenience Commercial (CC) Zone variation uses on lands.
- ii) Lot Area (Minimum) 0.56 hectares (1.38 acres)
- iii) Lot Frontage on Farnham Road (Minimum) (Z.-1-93191) 80 metres (262 feet)

R5-4(4)

a) Regulations:

- i) Interior Side Yard Depth (Minimum) (Z.-1-96415) 4 metres (13.1 feet)

R5-4(5)

a) Regulation:

- i) Interior Side Yard Depth for Walls with Windows to Habitable Rooms (Minimum) (Z.-1-99683) 3 metres (9.8 feet).

R5-4(6)

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.-1-99702)

R5-4(7) Not approved as of this consolidation (Z.-1-92074)

R5-4(8)

a) Regulations

- i) The maximum density calculation for lands zoned R5-4(8) shall be based on a total lot area of 2.44 hectares (6 acres), which includes lands in the abutting OS1 Zone variation. (Z.-1-00815)

R5-4(9)

a) Regulations:

- i) The maximum density calculation for lands zoned R5-4(9)

shall be based on the total block area which includes lands within the block which are zoned OS5(4) at a width of 3.0 metre (9.8 feet).  
(Z.-1-01869)

R5-4(10) (Repealed by Z.-1-041136)

R5-4(11)

a) Regulations:

i)	Setback from the OS5 Zone (Z.-1-041232)	10 metres (32.8 feet)
----	--	--------------------------

R5-4(12)

- a) Regulations:
- i) Dwelling Setback From High Pressure Pipeline (Minimum) (Z.-1-041233) 20 metres (66 feet)

R5-4(13)

- a) Regulation:
- i) For the purpose of defining minimum frontage requirements, the frontage of the property shall be the lot line coincident with the road allowance of Riverbend Road. (Z.-1-061483)

R5-4(14)

- a) Regulations:
- i) Front and Exterior Side Yard Depth (Minimum) (Z.-1-112020) 4.5 m (14.76)

R5-4(15) 1040 Coronation Drive

- a) Regulations:
- i) Lot Frontage (Minimum) 0 metres (0 feet)
  - ii) Easterly Interior Side Yard Depth (minimum) 3 metres (9.84 feet)
  - iii) Easterly Side Yard Encroachment no closer than 1.9 metres for balconies (6.23 feet) to the lot line where the side yard depth is 3 metres (9.84 feet) (Z.-1-142275)

R5-4(16)

- a) Regulations
- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
  - ii) Front Yard Depth for Garages (Minimum): 5.5 metres (18.0 feet)
  - iii) Rear Yard Setback (Minimum): 3 metres (9.8 feet)
  - iv) Notwithstanding Section 3.9(2), the maximum density calculation shall be based on a lot area of 2.43 hectares, which includes the lands in the abutting Open Space Special Provision (OS4(10)) Zone. (Z.-1-142328)

- R5-4(17)
- a) Regulations
- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
  - ii) Front Yard Depth for Garages (Minimum): 5.5 metres (18.0 feet)
  - iii) Rear Yard Setback (Minimum): 3 metres (9.8 feet)
  - iv) Notwithstanding Section 3.9(2), the maximum density calculation shall be based on a lot area of 2.46 hectares, which includes the lands in the abutting Open Space Special Provision (OS4(10)) Zone. (Z.-1-142328)
- R5-4(20) 305 Southdale Road West
- a) Regulation[s]:
- i) West Interior Side Yard (Minimum): 3 metre (9.8ft)
  - ii) Rear Yard Set Back (Z.-1-152375) 3.5 metre (11.5ft)
- R5-4(21) 309, 315 Southdale Road West
- a) Regulation[s]:
- i) West Interior Side Yard (minimum): 3 metre (9.8ft)  
(Z.-1-152375)
- R5-4(22)
- a) Regulations:
- i) Density (Minimum) 30 units per hectare  
(Maximum) 75 units per hectare
- R5-4(23)
- a) Regulation:
- i) Density (Minimum) 30 units per hectare  
(Maximum) 100 units per hectare
  - ii) Height (Minimum) Two (2) storeys  
(Maximum) Nine (9) storeys  
(Z.-1-172550)
- R5-4(25) 2054 Adelaide Street North
- a) Regulations
- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
  - ii) Front Yard Depth for Garages (Minimum): 5.5 metres (18.0 feet)  
(Z.-1-192775 - LPAT Issued - 2018-11-05)

- R5-4(26) 2054 Adelaide Street North
- a) Regulations:
- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
  - ii) Front Yard Depth for Garages (Minimum): 5.5 metres (18.0 feet)
  - iii) Dwelling Setback From High Pressure Pipeline (Minimum): 20.0 metres (66 feet)  
(Z.-1-192775 - LPAT Issued - 2018-11-05)

### R5-5 Zone Variation

- R5-5(1)
- a) Regulation:
- i) Front Yard Setback (Maximum) (Z.-1-081807) 6.0 metres (19.7 feet)
- R5-5(2) 2095 Coronation Drive
- a) Regulations:
- i) Front Yard Setback 4.5 meters (14.7 feet) (maximum)
  - ii) Deck Height (maximum) No higher than the first finished floor level for each dwelling (Z.-1-132159)
- R5-5(3) 536 and 542 Windermere Road
- a) Regulations:
- i) Front Yard Depth (Minimum): 2.1 metres (6.96 feet)
  - ii) West Interior Side Yard Depth (Minimum): 3.0 metres (9.84 feet) when the end wall of a unit contains no windows to habitable rooms
  - iii) Height (Maximum): 10.5 metres (34.45 feet)
  - iv) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R5-5(3) open or covered but unenclosed decks or porches not exceeding one storey in height may project no closer than 0.2 metres (0.66 feet) from the front lot line.  
(Z.-1-192743)
- R5-5(4) 1938 & 1964 Commissioners Road East
- a) Regulations:
- i) Front Yard Depth for Main Dwelling (Minimum) 4.5 metres
  - ii) Rear Yard Depth to OS Zone (Minimum) 4.0 metres
  - iii) Interior Side Yard Depth to OS Zone (Minimum) 1.2 metres



## R5-6 Zone Variation

### R5-6(1)

- a) Regulations
  - i) Landscaped Open Space (Minimum) 40 %
  - i) Restricted Building Area No habitable or parking structures shall be constructed below the U.T.R.C.A. fill line in the south east corner of the lands zoned with this special provision. (O.M.B. File #R 910387 Appeal #1008 July 19, 1994)

### R5-6(2)

- a) Permitted Use:
  - i) Cluster stacked townhouse dwellings. (Z.-1-97491)

### R5-6(3)

- a) Regulations:
  - i) Dwelling Setback Right of Way (Minimum) 120 metres (394 feet) in the absence of a combination safety berm and acoustic fence adjoining and parallel to the rail right of way, or 30 metres (98 feet) in conjunction with the safety acoustic berm noted below. (Z.-1-061478)

### R5-6(4)

- a) Regulations:
  - i) Lot Frontage (minimum) (Z.-1-081790) 20.0 metres (65.62 feet)

### R5-6(5)

- a) Regulations:
  - i) Rear Yard Setback (Minimum) 8 metres (26.2 feet)
  - ii) Easterly 40 m of South Interior Side Yard Setback (Minimum) (Z.-1-091868) 8 metres (26.2 feet)

### R5-6(6)

- a) Regulations:
  - i) Setback from Arterial Road (Minimum) For all portions of a building above 8 metres (26.2 feet) in height, the

required minimum setback shall be 60 metres.

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

R5-6(7)

a) Permitted Uses:

- i) Cluster townhouses dwellings;
- ii) Medical office, defined as an office in which the practice of the professions of medicine is carried on.

b) Regulations

- i) Front Yard Depth (Minimum) 0 metres (0 feet)
- ii) Rear and Interior Side Yard Depth (Minimum) 1.8 metres (6.0 feet)
- iii) Parking associated with the Medical Office 5 spaces, 2 of which can be provided in tandem in a driveway.
- iv) Gross Floor Area for Medical Office Use (Maximum) 98.5 square metres (1060.3 square feet)
- iv) The Medical Office shall be restricted to one townhouse unit and not involve the use or employment within the unit of more than two persons. The function of such persons shall be restricted to medical practitioner, secretarial, clerical or support role.
- v) Density (Maximum) 40 units per hectare  
Z.-1-091903 – OMB File No. PL 100086 – OMB Case No. PL 100085)

R5-6(8)

a) Regulations:

- i) Front and Exterior Side Yard Depth (Minimum) (Z.-1-112020) 4.5 m (14.76)

R5-6(9)

a) Regulations

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

R5-6(10)

a) Regulations

- i) Front & Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres

	ii)	Lot Coverage (Maximum)	50%
	iii)	Height (Maximum) (Z.-1-162444)	15.0 metres
R5-6(11)		2096 Wonderland Road North	
	a)	Additional Permitted Uses	
		i) Converted dwellings	
	b)	Regulations	
		i) Front Yard Depth (Minimum):	0 metres (0 feet)
		ii) Rear Yard Depth (Minimum): (Z.-1-192750)	3.8 metres (12.47 feet)
R5-6(12)		58 Sunningdale Road West	
	a)	Regulations:	
		i) Front and Exterior Yard Setback (Minimum):	4.5 metres
		ii) Density (Maximum):	100 units per hectare
		iii) Height Within 30 metres of "Street B": (Z.-1-192757)	10.5 metres
R5-6(13)		58 Sunningdale Road West	
	a)	Regulations	
		i) Front and Exterior Yard Setback (Minimum):	4.5 metres
		ii) Density (Maximum): (Z.-1-192757)	100 units per hectare
R5-6(14)		3557 Colonel Talbot Road.	
	a)	Regulation[s]	
		iv) Front Yard Depth (min)	2.0 metres
		v) Rear Yard Depth (min) (From OS4(13) Zone)	0.7 metres
		vi) South Interior Side Yard Depth (min)	3.1m
		vii) Density (max)	51 uph
		viii) Deck Encroachment (max) (From OS4(13) Zone) (Z.-1-202870)	0.0m
R5-6(15)			
	b)	Regulations:	
		ii) Front Yard Setback,	3 metres

- Main Dwellings (Minimum): (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum) 5.5 metres (18.0 feet)
- ii) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R5-6(15) open or covered but unenclosed decks not exceeding one storey in height may project no closer than 0.6 metres (1.97 feet) where the lot line abuts an OS4 Zone. (Z.-1-212900)

R5-6(16) 1955 Jim Hebb Way

a) Regulations:

- i) Front Yard Depth (Henrica Avenue) Main Building/Garage (Minimum) 4.8 metres
- ii) Exterior Side Yard Depth (Jim Hebb Way) (Minimum) 4.5 metres
- iii) Yard Encroachments (Maximum) 2.6 metres
- iv) Rear Yard Depth with windows (Dyer Drive) (Minimum) 4.5 metres
- v) Density (Maximum) (Z.-1-222989) 75 units per hectare

### R5-7 Zone Variation

R5-7(1)

- a) Permitted Use
  - i) Cluster stacked townhouse dwellings. (Z.-1-97514)

R5-7(2)

a) Regulations:

- i) Dwelling Setback From Railway Right-of-Way (Minimum): 120 metres (394 feet) in of a safety berm, absence 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)

- R5-7(3)
- a) Regulations
- i) The maximum density calculation shall be based on a total lot area of 1.78 hectares (4.4 acres), which includes lands in the abutting OS5(4) Zone variation.  
(Z.-1-00815)
- R5-7(4)
- a) Regulations:
- i) Front Yard (Maximum) 3.0 m (9.8 ft.)
- ii) Rear Yard (Minimum) 3.0 m (9.8 ft.)
- iii) Interior side yard for a wall with windows (Minimum) 2.5 m (8.2 ft.)  
(Z.-1-061479)
- R5-7(5)
- a) Regulations:
- i) Front and Exterior Side Yard Depth (Minimum) 4.5 m (14.76)
- ii) 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)
- R5-7(6) 1836 Richmond Street
- a) Additional Permitted Uses
- i) Commercial recreation establishments in existing buildings;
- ii) Day care centres in existing buildings
- iii) Dwellings in existing buildings;
- iv) Offices in existing buildings;
- v) Places of worship in existing buildings;
- vi) Studios in existing buildings;
- vii) University school related functions in existing buildings.
- b) Regulations
- i) Front Yard Depth (Minimum): 0.0 metres (0.0 feet)
- ii) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer.  
(Z.-1-142301)
- R5-7(7) 225 and 229 Greenwood Avenue
- a) Regulation[s]
- i) Interior side yard setback from the north property line (Minimum) 3.8 metres (12.5 feet)
- ii) Interior side yard setback from the south property line (Minimum) 3.4 metres (11.2 feet)  
(Z.-1-142327)

R5-7 (7)

- a) Additional Regulations:
- i) Frontage (Minimum): 20 metres (65.6 feet)
  - ii) Interior Side Yard Setback (Minimum): 4.5 metres (14.8 feet)
  - iii) Rear Side Yard Setback (Minimum) (Z.-1-152415) 3.5 metres (11.5 feet)

R5-7(8)

- a) Regulations:
- i) Dwelling Setback From High Pressure Pipeline (Minimum): 20 metres (66 feet)
  - ii) Main Dwelling Setback From Springmeadow Road (Minimum): 2.5 metres (9.8 feet)
  - iii) Garage Setback From Springmeadow Road (Minimum) (Z.-1-162502) 5.5 metres (18.0 feet)

- R5-7(9)
- a) Regulations
- i) Dwelling Setback from a High Pressure Pipeline (Minimum): (Z.-1-172539) 20 metres
- 915, 965, 1031 and 1095 Upperpoint Avenue
- b) Regulations:
- i) Front Yard Depth to Main Dwelling (Minimum): 3.0 metres
- ii) Front and Exterior Yard Depth to Garage (Minimum): 5.5 metres
- iii) Exterior Side Yard Depth (Minimum): 4.5 metres
- iv) Interior Side Yard Depth (Minimum): 1.2 metres
- v) Height (Maximum): (Z.-1-192780) 13 metres
- R5-7(10) 307 Fanshawe Park Road East
- a) Permitted Uses:
- i) Stacked Townhouse
- b) Regulation[s]:
- i) Density (Maximum): 75 units per hectare
- ii) Front yard depth (Minimum): 4.5 metres
- iii) West interior side yard for a lot depth of 30 metres 4.9 metres
- iv) Front yard setback to patio/porch (Minimum): 2.3 metres
- v) Height for a lot depth of 30 metres (Maximum): 12 metres
- vi) Height for balance of the lands (Maximum): 10 metres
- vii) Parking spaces required (Maximum): (Z.-1-192791) 1.25 per unit
- R5-7(11) 800, 805 and 810 Chelton Road
- b) Regulations:
- ii) Interior Side Yard Yard Setback (Minimum): 2.0 metres
- iii) Setback from an Open Space (OS5) Zone (Minimum): (Z.-1-192794) 3.0 metres

R5-7(12)	1146-1156 Byron Baseline Road	
a)	Regulations	
i)	Building Height for a Lot Depth of 35 metres (114.8 feet) (Maximum)	12 metres (39.37 feet)
ii)	Building Height for a Lot Depth Beyond 35 metres (114.8 feet) (Maximum)	8 metres (26.2 feet)
iii)	Parking Area Setback from the ultimate road allowance (Minimum) (Z.-1-202859)	7.5 metres (24.6 feet)
R5-7(13)	1200 & 1230 Hyde Park Road	
a)	Regulation[s]	
i)	Net Density (maximum)	35 uph (based on total land area within the zone)
ii)	Height (maximum)	14 metres (45.9 feet)
iii)	Front & Exterior side Yard Depth (minimum)	3 metres (9.84 feet)
iv)	Setback from Railway Right of Way (minimum)	30 metres (98.4 feet)
v)	The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-202869)	
R5-7(14)	1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road	
a)	Regulation[s]	
i)	Density (maximum)	100uph (41 units per acre)
ii)	Front & Exterior side Yard Depth (minimum)	3 metres (9.84 feet)
iii)	Setback from Railway Right of Way (minimum)	30 metres (98.4 feet)
iv)	The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-202869)	
R5-7(15)	1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road	
a)	Regulation[s]	
i)	Density (maximum)	90uph (37 units per acre)
ii)	Lot Frontage (maximum)	10 metres (32.8 feet)
iii)	Setback from Railway Right of Way (minimum) (Z.-1-202869)	30 metres (98.4 feet)



- R5-7(16) 799 Southdale Road West
- a) Regulations:
- i) Density 100uph  
(maximum)
  - ii) The front lot line is deemed to be Southdale Road West  
(Z.-1-202876)
- R5-7(17)
- a) Permitted Uses:
- i) Cluster townhouse dwellings;
- b) Regulations:
- i) Height 10.5 m (34.4ft)  
(Z.-1-212893)
- R5-7(18) 6019 Hamlyn Street
- a) Regulation[s]:
- i) Front & Exterior side Yard Depth 3 metres  
to Main Building (9.84 feet)  
(minimum)
  - ii) Front & Exterior side Yard Depth 6 metres  
to Main Building (19.68 feet)  
(maximum)
  - iii) Lot Coverage 50%  
(maximum)
  - iv) Garages shall not project beyond the façade of the dwelling  
or façade (front face) of any porch, and shall not occupy  
more than 50% of lot frontage
  - v) The front face and primary entrance of dwellings shall be  
oriented to adjacent streets  
(Z.-1-212910)
- R5-7(19) 1697 Highbury Avenue North
- c) Regulations:
- i) Front Yard Depth 1.0 metres  
(Minimum):
  - ii) Front Yard Depth 6.0 metres  
(Maximum):
  - iii) South Interior Yard Depth 1.5 metres  
(Minimum):
  - iv) Rear Yard Depth 5.5 metres  
(Minimum):
  - v) The definition of “STACKED TOWNHOUSE” permits units to  
be stacked three (3) units high, for only those units located  
immediately adjacent and oriented to Highbury Avenue  
North. (Z.-1-212940)
- R5-7(20) 414-418 Old Wonderland Road
- a) Regulations:
- i) Interior Yard Depth for decks 3.0 metres  
(Minimum):
  - ii) Rear Yard Depth for decks 3.0 metres  
(Minimum):

- iii) Parking Rate for Stacked Townhouses: 1.0 space per unit
- iv) Setback to the Open Space (OS5) Zone: (Z.-1-212953) 0.0 metres

R5-7(21) 584 Commissioners Road West

- a) Regulations:
  - i) Front Yard Depth (Minimum) 1.5 metres (4.92 feet)
  - ii) Front Yard Depth (Maximum) 3.0 metres (9.84 feet)
  - iii) West Interior Yard Depth for buildings oriented to and fronting Commissioners Road West (Minimum) (Z.-1-212967) 3.4 metres (11.15 feet)

R5-7(22) 4270 Lismer Lane

- a) Regulations:
  - i) Lot Frontage (Minimum) 20m (65.6ft)
  - ii) Rear Yard depth for adjacent to Arterials (Minimum – Maximum) 4.5m (14.8ft) – 6.0m (19.7ft)
  - iii) Interior Side Yard depth (Minimum) 4.5m (14.8ft)
  - iv) Front Yard depth for adjacent to Local Street Main Building/Garage (Minimum) (Z.-1-222988) 3.5m (11.48ft)

R5-7(23) 538 Southdale Road East

- a) Regulations
  - i) Lot Frontage (Minimum) 29 metres
  - ii) Front and Exterior Side Yard (Minimum) 1.5 metres (Maximum) 4.5 metres (where more than one building is to be developed on a lot, the maximum front and exterior side yard depth shall only apply to the building nearest to the lot line shared with the street)
  - iii) Interior and Rear Yard Depth (Minimum)

Interior (First 30 metres of Lot Depth): 1.8 metres when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms

Interior (remainder): 3.0 metres when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when

the wall of a unit contains windows to habitable rooms.

Rear: 1.0 metres per 1.0 metres of main building height but in no case less than 6.0 metres.

- iv) Density (Maximum) 75 units per hectare
- v) Parking (Minimum) (Z.-1-223045) 1 space per unit

R5-7(24) 574 Southdale Road East

a) Regulations

- i) Front Yard and Exterior Side Yard Depth  
(Minimum) 1.5 metres  
(Maximum) 4.5 metres (where more than one building is to be developed on a lot, the maximum front and exterior side yard depth shall only apply to the building nearest to the lot line shared with the street)
- ii) Interior and Rear Yard Depth  
(Minimum)

Interior (First 30 metres of Lot Depth): 1.8 metres when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms

Interior (remainder): 3.0 metres when the end wall of a unit contains no windows to habitable rooms, or 5.4 metres (west) and 3.0 metres (east) when the wall of a unit contains windows to habitable rooms.

Rear: 1.0 metres per 1.0 metres of main building height but in no case less than 6.0 metres.

- iii) Density (Maximum) 70 units per hectare
- iv) Parking (Minimum) (Z.-1-223049) 1 space per unit

**Table 9.3  
Residential R5 Zone  
Regulations for R5 Zone Variations**

Residential Type:		Townhouses And Stacked Townhouses						
Zone Variations:		R5-1	R5-2	R5-3	R5-4	R5-5	R5-6	R5-7
Permitted Uses:		See Section 9.2						
Lot Area (M <sup>2</sup> ) (Minimum)		2000		1500		1000		
Lot Frontage (M) (Minimum)		30.0 See Section 9.3(1)						
Front And Exterior Side Yard Depth (M) Minimum	Local Street Main Building	6.0						
	Local Street Garage	6.0						
	Arterial	8.0						
	Primary Collector	6.0						
	Secondary Collector	6.0						
Rear And Interior Side Yard Depth (M) (Minimum)	Standard Regulation	0.5 metres (1.6 feet) per 1.0 metres (3.28 feet) of main building height, or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms.  3.0 metres (9.8 feet) where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear yard and/or the interior sideyard.(Z.-1-00761) (Z.-1-021025)						
	Central London <sup>1</sup>	0.4 metres (1.3 feet) per 1.0 metres (3.28 feet) of main building height, or fraction thereof, but in no case less than 2.5 metres (8.0 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms.						
Landscaped Open Space (%) (Minimum)		45		35		30		
Lot Coverage (%) (Maximum)		30		40		45		
Height (M) (Maximum)		12.0						
Density Units Per Hectare (Maximum)		25	30	35	40	45	50	60

**Footnote:**

<sup>1</sup> For the purpose of the By-law and the application of the R5 Zone, Central London is an area bound on the west by the Thames River, on the north by Oxford Street, on the east by Adelaide Street and on the south by the Thames River.