

SECTION 10

RESIDENTIAL R6 ZONE

10.1 GENERAL PURPOSE OF THE R6 ZONE

These Zone variations provide for and regulate medium density development in various forms of cluster housing from single detached dwellings to townhouses and apartments.

10.2 PERMITTED USES (Section 10.2 added by Z.-1-101921)

“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 R6 Zone variation for any use other than the following uses:

1) R6-1

The following are permitted uses in the R6-1 Zone variation:

- a) Single detached dwelling

2) R6-2

The following are permitted uses in the R6-2 Zone variation:

- a) Single detached dwelling

3) R6-3

The following are permitted uses in the R6-3 Zone variation:

- a) Single detached dwelling;
- b) Semi-detached dwelling;
- c) Duplex dwelling

4) R6-4

The following are permitted uses in the R6-4 Zone variation:

- a) Single detached dwelling;
- b) Semi-detached dwelling;
- c) Duplex dwelling

5) R6-5

The following are permitted uses in the R6-5 Zone variation:

- a) Single detached dwelling;
- b) Semi-detached dwelling;
- c) Duplex dwelling;
- d) Triplex dwelling;
- e) Townhouse dwelling;
- f) Stacked Townhouse dwelling;
- g) Apartment buildings
- h) Fourplex dwelling;

10.3 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 R6 Zone variation except in conformity with the regulations as set out below and in Table 10.3 or as set out on the Zoning Maps.

- 1) INTERIOR SIDE YARD AND REAR YARD DEPTH (MINIMUM)
(applies only to the R6-5 Zone Variation (Z.-1-97503)(Z.-1-101921))
0.4 metres (1.3 feet) per 1 metre (3.28 feet) of main building height or fraction thereof, but in no case less than 3 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 ft.) when the wall of a unit contains windows to habitable rooms.
- 2) Only one dwelling is permitted to be constructed on a unit in a Vacant Land Condominium.

No dwellings are permitted to be constructed within a proposed Vacant Land Condominium until after registration of the plan of condominium has occurred, except for a single detached dwelling.

No attached 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)

10.4 SPECIAL PROVISIONS

The following zones apply to unique or existing situations and are not the standard R6 Zones. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 10.2 and/or Section 10.3 shall apply.

a) R6-1 Zone Variation

R6-1(1)

- a) Regulations:
 - i) Lot Area 4 000 square metres
(Minimum): (43,057 square feet.
(O.M.B. File #R910387 - Appeal #7027 June 4, 1993)

R6-1(2) 505 Jarvis Street

- a) Regulations:
 - i) Number of cluster single detached units 10
(Maximum):
(Z.-1-93153)(O.M.B. File # R 930207, March 8, 1994)

R6-1(3) (Z.-1-96456 deleted at Council on November 4, 1996)

R6-1(4)

- a) Regulations
 - i) Rear Yard Depth 25.0 metres (82.02 ft)
(Minimum):
(Z.-1-97536)

R6-1(5)

- a) Regulations:
 - i) Number of cluster single Detached Dwellings (Maximum): 29 units
(Z.-1-99676 - O.M.B. Order No. 2207 - O.M.B. File # R 990140 (Order date: December 3,1999)

R6-1(6)

- a) Regulations
 - i) Number of Cluster Single Detached Dwellings (Maximum): 3 units

- ii) Setback from North Property Line 21 metres (68.9 feet)
(Minimum):
(Z.-1-00842 - Decision No. 1578 - October 27, 2000)

R6-1(7)

- a) Regulations:
 - i) Notwithstanding the provisions of Table 10.3 of this By-law to the contrary, the maximum density calculation for lands zoned R6-1(7) shall be based on a developable lot area of 3 hectares (7.4 acres), and shall be calculated at maximum density of 5 units per hectare.
 - ii) Notwithstanding the provisions of Table 10.3 of this By-law to the contrary, the minimum interior side yard and/or rear yard for any structure shall be 1.8 metres (6 feet) from any property or zone boundary. The rear lot line is deemed to be the lot line that abuts the OS5(4) Zone variation.
 - iii) Notwithstanding the provisions of Table 10.3 of this By-law to the contrary, the maximum lot coverage shall include lands within the abutting Open Space OS5 (4) Zone.
(Z.-1-021010)

R6-1(8)

- a) Regulations:
 - i) Rear Yard Depth Accessory Buildings (Minimum) 15.0 metres (49.2 ft) for Structures or to e the property line.
(Z.-1-021039)

R6-1(9)

- a) Regulations:
 - i) The maximum density of 10 units per hectare for the lands zoned R6-1(9) shall be based on the total lot area of 1.6 hectares (4 acres).
 - ii) Lot Frontage (Minimum): 11 metres (36 feet)
(Z.-1-051375)

R6-1(10)

- a) Regulations:
 - i) Rear Yard Depth for Structures or Accessory Buildings adjacent to the OS5 Zone along the north and east boundary (Minimum): 10 metres (32.8 feet)
 - ii) Density (Maximum): 11 units per hectare based on a lot area of 0.76 hectares (1.9 acres) to a total of 8 dwelling units.
(Z.-1-051438)

- R6-1(11)
- a) Regulations:
- i) Front and Exterior Side Yard Depth (Minimum) (Z.-1-061496) 2.0 metres (6.56 ft.)
- R6-1(13)
- a) Regulations:
- i) Density (Maximum) Three (3) units
- ii) Lot Frontage (Minimum): 19 metres
- iii) Setback to an Open Space Zone (Minimum): (Z.-1-091855) 22 metres
- R6-1(14)
- a) Regulations
- i) Lot Frontage 20 m
- ii) Number of Cluster Single Detached Dwelling Units (Maximum): (Z.-1-122111 –OMB Order PL100093 May 25, 2012) 21
- R6-1(15)
- a) Regulations
- i) Number of Cluster Single Detached Dwellings (Maximum): (Z.-1-162641 – OMB Order PL 141425) 5 units
- R6-1(16) 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)
- R6-1(17) Number not used
- R6-1(18) 704 and 706 Boler Road
- (a) Regulations
- i) Minimum Block Frontage 12 m (39.37 ft.)
- ii) Minimum Landscaped Open Space for Block 35%
- iii) Maximum Block Coverage 40%
- iv) Maximum Building Height 10.5 m (34.45 ft.)
- v) Maximum Density for Block (units per hectare) 9.75 UPH

- vi) Maximum Number of Cluster Single-Detached Units within Block 13 units
- vii) Minimum Lot Area for any Cluster Single Detached Unit 500 m²
- viii) Maximum of two Cluster Single Detached units shall abut 1105 Cherrygrove Drive
- ix) Minimum Rear Yard setback of Cluster Single Detached Unit abutting 1105 Cherrygrove Drive shall be 10 m (32.81 ft.), save and except from the mutual property line located at the northwest corner of 1105 Cherrygrove Drive southerly for a distance of 20 m (65.62 ft.) wherein the rear yard setback shall be 7.5 m (24.61 ft.).
(Z.-1-202860 – LPAT Order PL160298 – January 24, 2020)

R6-1(19) 7098-7118 Kilbourne Road

- a) Regulation[s]
 - i) Height (maximum) 2.5 storey
 - ii) Lot Coverage (maximum) 30%
 - iii) Lot Frontage (minimum) 22m
 - iv) Rear Yard Depth for units 7 and 8 (minimum) 1.2m
(Z.-1-223065)

b) R6-2 Zone Variation

R6-2(1)

- a) Regulations
 - i) The regulation for minimum separation distance between dwellings is 2.3 metres in the case of dwelling units containing attached garages, in all other cases the minimum separation distance shall be 3.0 metres.
 - ii) Height (Maximum): 6.0 metres (19.7 feet)
(Z.-1-97494 - O.M.B. File No. Z 950127 (Order Issue Date July 26, 1996))

R6-2(2)

- a) Regulations:
 - i) The minimum lot frontage, which shall be at the north end of the development block adjacent to the future extension of Shore Road or other road network, shall be 16 metres (52.5 feet). Should no open road exist at this location at the time of development, the block shall be deemed to comply with the frontage requirement provided there is a temporary easement to the benefit of the developer across a 0.3 metre (1 foot) reserve to Oxford Street West, constructed and dedicated as a public highway. (Z.-1-021045)

R6-2(3)

- a) Regulations:

- i) Lot Frontage (Minimum) (Z.-1-031071) 18 metres (59 feet)
- R6-2(4)
 - a) Regulations:
 - i) Lot Frontage (Minimum): (Z.-1-031072) 18 metres (59 feet)
- R6-2(5)
 - a) Regulations:
 - i) Interior Side Yard from west limit of property line (Minimum) 10 metres (32.8 feet)
 - ii) Lot Coverage (Z.-1-041210) 35%
- 6)
 - R6-2(7)
 - a) Regulations:
 - i) Number of Cluster Single Detached Dwellings (Maximum): 11 units
 - R6-2(8)
 - a) Regulations:
 - i) Total number of units: 58
(Z.-1-081723 – O.M.B. Issue Date September 11, 2008 – PL 080569)
 - R6-2(9)
 - a) Additional Regulations:
 - i) Lot Frontage (Minimum): 16.0 metres
 - ii) Maximum Number of Dwelling Units: (Z.-1-081803) Seven (7)
 - R6-2(10)
 - a) Regulations:
 - i) West Interior Side Yard: 6.0 metres (19.7 feet), except the northerly 43.0 metres of the west property line being measured from the north property line, which shall be 10.0 metres (32.8 feet)
 - ii) Rear Yard 6.0 metres (19.7 feet), except the most easterly 18.0 metres of the north property line being measured from the east

- property line, which shall be 9.0 metres (29.5 feet)
- iii) East Interior Side Yard 3.0 metre (9.8 feet), except the most northerly 13.0 metres of the east property line being measured from the north property line, which shall be 6.0 metres (19.7 feet)
 - iv) No accessory building or structure, other than an accessory building or structure which is less than 10 square metres (108 square feet), shall be located within the required west and east interior side yard and the required rear yard as detailed in parts i), ii), and iii).
(Z.-1-111984 – OMB Case # PL 110249)
- R6-2(11) 2835 Sheffield Place
- a) Regulations:
 - i) Lot Frontage (Minimum): 12.0 metres
 - ii) Rear Yard Depth (Minimum): 4.5 metres
 - iii) Interior Side Yard Depth (Minimum): 3.0 metres
 - iv) Lot Coverage (Maximum): 35%
(Z.-1-192726)
- R6-2(12)
- a) Regulations:
 - i) Front and Exterior Side Yard Depth (Minimum): 4.5 metres (14.76 ft)
(Z.-1-112020)
- R6-2(13) 537 Crestwood Drive
- a) Regulations
 - Single Detached Dwelling
 - i) Lot Frontage (Minimum) 10.0 metres
 - ii) Rear Yard (Minimum) 3.73 metres
 - iii) East Interior Side Yard (Minimum) 1.2 metres
 - iv) Height (Maximum) 1-storey
 - v) Landscape Open Space (Minimum) 42%
 - Accessory Building
 - vi) Height (Maximum) 7.0 metres
 - vii) Rear Yard (Minimum) 1.2 metres

- viii) South Interior Side Yard 1.20 metres
(Minimum)
(Z.-1-122117 amended by Z.-1-223033)

R6-2(14)

- a) Regulations:
 - i) Sideyard Setback 1.2 Metres
(Minimum):
(applies to units 8 and 16
Only in plan 39CD-12512)
 - ii) Coverage 40% (max)
 - iii) Rear Yard 8 metres (min)
(Z-1-132158)

R6-2(15)

- a) Regulations
 - i) Lot Frontage 8.0 metres
(Minimum):
 - ii) Density 22 units per hectare
(Maximum)
(Z.-1-182691)

c) R6-3 Zone Variation

R6-3(1)

- a) Regulations:
 - i) Main Building Setback 20 metres
from Existing Imperial (65 feet)
Oil Pipeline
(Minimum):
(Z.-1-00836 - O.M.B. Decision # 2184 - December 1, 1999))

R6-3(2)

R6-3(3)

- a) Regulations:
 - i) Lot Area 8 000 square metres
(Minimum): (2 acres)
 - ii) Lot Frontage 75 metres
(Minimum): (246 feet)
 - iii) Landscaped Open 45%
Space (Minimum):
 - iv) Lot Coverage 30%
(Maximum):
 - v) Height 7 metres
(Maximum): (23 feet)
 - vi) Front Yard Setback 3 metres
(Minimum): (9.8 feet)
 - vii) Rear Yard Setback 7 metres (23 feet)
(Minimum):
(Z.-1-041301)

R6-3(4)

- a) Regulations:

- i) No. of units (Maximum): 5 units
- ii) Lot Frontage (Minimum): 20 metres
- iii) Minimum sideyard 3.0 metres (for an exterior sideyard with windows to habitable rooms) (Z.-1-061446)

R6-3(5)

- a) 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): 20 metres (65.6 feet)
 - iv) Lot Area (Minimum): 3,400 square metres 36,597 square feet (Z.-1-061573)

R6-3(6)

- a) Regulation:
 - i) Lot Frontage (Minimum): 18 metres (59 feet) (Z.-1-091867)

R6-3(7)

- a) Regulations:
 - i) Front Yard Depth (m) (Minimum): 3.0 metres (9.8 ft.)
 - ii) Rear Yard Depth (m) (Minimum): 4.5 metres (14.7 ft.) for one storey building.
 - iii) Interior Side Yard Depth (Minimum): 1.2 metres (3.9 ft.) 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 ft.) for each storey or part thereof above one storey.
 - iv) Lot Coverage (%): 40 (Maximum): (Z.-1-111979)

R6-3(8) 7 Annadale Drive

- a) Permitted Uses:
 - i) cluster single detached dwellings
 - ii) cluster townhouse dwellings
- b) Regulations:

- i) Lot Area (Minimum): 1 ha. (2.47 ac)
- ii) Lot Frontage (Minimum): 14 metres (45.9 feet)
- iv) Interior side and rear yard depth (abutting a Residential R1-8 Zone) Variation (Minimum): 10 metres (32.8 feet)
- v) Interior side and rear yard depth (abutting a Residential R1-5 Zone) Variation (Minimum): 4.5 metres (14.8 feet)
- vi) Interior side and rear yard depth (abutting a Open Space (OS1) Zone) Variation (Maximum): 2.0 metres (6.6 feet)
- vii) Landscaped Open Space (Minimum): 50%
- viii) Lot Coverage (%) (Maximum): 25%
- ix) Height (m) (Maximum) half: 2 storeys, or 9 metres whichever is less with no storeys being permitted for basements
- x) Density (Maximum): 25 units per hectare
- xi) The front face and primary entrance of dwellings abutting an Open Space (OS1) zone shall be oriented towards the Open Space (OS1) Zone. (Z.-1-142357)
- xii) No part of any required interior side yard or rear yard shall be used for any purpose other than landscaped open space

R6-3(9) 307 Sunningdale Road East

- a) Regulations
 - i) Density (Maximum): 25 units per hectare
 - ii) For the purpose of this by-law the front lot line shall be interpreted as Skyline Avenue
 - iii) Main Building Setback From Existing Imperial Oil Pipeline (Minimum): 20 metres (65 feet)
 - iv) East Interior Side Yard Setback within first 17.8m of lot depth (minimum): 6 metres (19.66 feet)
 - East Interior Side Yard Setback between 17.8m and 30.6m of lot depth (minimum): 9.7 metres (31.8 feet)
 - East Interior Side Yard Setback between 30.6m and 50.2m of lot depth (minimum): 10 metres (32.8 feet)

	East Interior Side Yard Setback beyond 50.2m of lot depth (minimum)	11.1 metres (36.42 feet)
	West Interior Side Yard Setback within first 16.8m of lot depth (minimum)	9.5 metres (31.17 feet)
	West Interior Side Yard Setback between 16.8m and 28.6m of lot depth (minimum)	7.0 metres (22.97 feet)
	West Interior Side Yard Setback between 28.6 and 42.4m of lot depth (minimum)	9.0 metres (29.53 feet)
	West Interior Side Yard Setback beyond 42.4m of lot depth (minimum)	7.6 metres (24.93 feet)
v)	No part of any required interior side yard shall be used for any purpose other than landscaped open space excluding swimming pools, but decks or patios may be permitted.	
vi)	North Exterior Yard Setback, and Parking Area Setback (North) (Z.-1-233076)	8.0 metres (min.); 11.0 metres (max.); 11.2 metres (min.)

d) R6-4 Zone Variation

R6-4 (1)

a) Regulations:

- i) The property at 195-197 Barker Street may have a frontage requirement of 10.0 metres (32.8 feet), the separation between dwellings requirement is deleted, and the maximum landscaped open space at 30%.
(Z.-1-91032)

R6-4(2)

a) Regulations

- i) Lot Frontage (Minimum): 20 metres (66 feet)
(Z.-1-95391 - O.M.B. Order Z 950026 (Order Issue Date: October 25, 1995))

R6-4(3) (Added by By-law Z.-1-96404 and deleted by Z.-1-97503)

R6-4(4)

a) Regulations

- i) Setback from a Railway Right-of-Way (Minimum) 15 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.
(Z.-1-96408)

R6-4(5)

a) Regulations:

- i) Dwelling Setback 120 metres (394 feet) in

From Railway
Right-of-Way

in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to railway right-of-way, or 30 metres (98 feet) in conjunction with the safety/acoustic berm noted above. (Z.-1-99702)

R6-4(6)

a) Regulations:

- i) Lot Frontage (Minimum): (Z.-1-99697) 18.0 metres (59 feet)

R6-4(7)

a) Regulations

- i) There shall be no minimum lot frontage requirement.
- ii) The maximum density calculation shall be based on a total 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 northwest property boundary 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)

R6-4(8)

a) Regulations:

- i) Main building setback of 20 metres (65 feet) minimum from the centre of the existing Imperial Oil pipeline. (Z.-1-00836 - O.M.B. Decision # 2184 - December 1, 1999)

R6-4(9)

a) Regulations:

- i) The maximum lot coverage 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 metre (9.8 feet). (Z.-1-01869)

R6-4(10)

a) Regulations:

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

R6-4(11)

a) Additional Permitted Use:

- i) Converted dwellings.

b) Regulations:

- i) Density (Maximum): 39 units per hectare
- ii) Height (Maximum) : (Z.-1-021066) 1 storey

R6-4(12)

- a) Regulations
 - i) Number of units (Maximum): 24 units
 - ii) Lot Frontage (Minimum): 0 metres
 - iii) Access to site To be provided via Beaufort 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 No. Z 020010 - Order Issue Date: March 14th,2003)

R6-4(13)

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

R6-4(14)

- a) Permitted Uses:
 - i) Cluster single detached dwellings;
 - ii) Cluster semi-detached dwellings; and
 - iii) Cluster duplex dwellings.
- 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 Parking is prohibited in the side and rear yard butting

	Prohibited (Z.-1-041291)	existing residential development
R6-4(15)		
a)	Regulations:	
	i) Lot frontage: (Minimum)	10 metres
	ii) Coverage (Maximum)	45%
	iii) Interior sideyard (Minimum)	1.2 metres
	iv) Height (Maximum) (Z.-1-091880)	12 metres
R6-4(16)		
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)
R6-4(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) 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)	
R6-4 (18)		
a)	Additional Regulations:	
	i) Frontage (Minimum)	20 metres (65.6 feet)
	ii) Setback to Wonderland Rd (Minimum) (Z.-1-152415)	3 metres (9.8 feet)
e)	R6-5 Zone Variation	
R6-5(1)		
a)	Regulations	
	i) Setback from railway right-of-way with safety and noise berm (Minimum) (Z.-1-94266)	15 metres (49.2 feet)
R6-5(2)	(Deleted by Z.-1-97503) (Z.-1-94276 - O.M.B. File # O 940190 and R 940364 (February 20, 1995)	

- R6-5(3)
- a) Additional Permitted Uses
 - i) [Converted Dwellings](#)
 - b) Regulations for Existing Buildings
 - i) Front Yard (Minimum) Existing
 - ii) Separation Between Buildings on a Lot (Minimum) Existing
 - c) Regulation for Single, Semi-detached, Duplex, Triplex, Townhouse, Stacked Townhouse and Apartment Buildings
 - i) Rear Yard Depth Abutting an Open Space Zone (Minimum) (Z.-1-95303) 2.0 metres (6.6. feet)

- R6-5(4)
- a) Regulation
 - i) The regulation for a minimum separation distance between dwellings is not applicable. (Z.-1-97469)

- R6-5(5)
- a) Regulations:
 - i) Lot Frontage (Minimum) (Z.-1-00812 and Z.-1-00814)) 22 metres (72 feet)

- R6-5(6)
- a) Regulations:
 - i) The maximum density calculation 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)

- R6-5(7)
- a) Additional Permitted Use:

Permitted uses may be developed in the form of land lease community homes. (Z.-1-01891)
 - b) Regulations:
 - i) Density (Maximum) 30 units per hectare (12 units per acre)
 - ii) Setbacks from any OS2 Zone Variation (Minimum) 1 metre (3.2 feet)
 - iii) Setbacks from any OS5 Zone Variation (Minimum) 10 metres (32.8 feet)
 - iv) Height for apartment buildings (Maximum) 27 metres (88.5 feet)
 - v) Setbacks for apartment buildings from Kains Road 200 metres (656 feet)

	(Minimum)	
	vi) Setbacks for apartment buildings from any OS5 Zone Variation (Minimum) (Z.-1-00834)	75 metres (246 feet)
	vii) Lot Area (Minimum) (Z.-1-01891)	42.5 hectares
R6-5(8)	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 R6-5(8) 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)	
R6-5(9)	a) Regulations:	
	i) Front and Exterior Yard Depth for Main Dwelling To Local and Secondary Collector Roads (Minimum):	4.5 metres (14.8 feet)
	ii) Front and Exterior Yard Depth for Garages (Minimum): (Z.-1-01911)	6 metres (19.7 feet)
R6-5(10)	a) Regulations:	
	i) Lot Frontage (Minimum) (Z.-1-031130)	22 metres (72 feet)
R6-5(11)	a) Regulations:	
	i) Lot Frontage (Minimum) (Z.-1-031131)	22 metres (72 feet)
R6-5(12)	(Z.-1-031134 was repealed by Z.-1-031136)	
R6-5(13)	a) Regulations:	
	i) Lot Frontage: (Minimum) (Z.-1-031145)	22 metres (72 feet)
R6-5(14)	a) Regulations:	
	i) Setback from a Railway right-of-way	120 metres (394 feet) in the absence of a safety berm, 30 metres (98.4

feet) in conjunction with a safety berm.
(Z.-1-041202)

R6-5(15)

a) Regulations:

- i) Lot Frontage (Minimum) 22 metres (72.1 feet)
- ii) Setback from OS5 Zone (Minimum) 10 metres (32.8 feet)
(Z.-1-041232)

R6-5(16)

a) Regulations:

- i) Dwelling Setback From High Pressure Pipeline (Minimum) 10 metres (66 feet)
- ii) Lot Area (Minimum) 2,000 square metres (21,528 square feet)
- iii) Lot Frontage (Minimum) 22 metres (72 feet)
(Z.-1-041233)

R6-5(17)

a) Permitted Uses:

- i) Single detached dwellings;
- ii) Semi-detached dwellings;
- iii) Duplex dwellings;
- iv) Triplex dwellings;
- v) Stacked townhouses;
- vi) Townhouses.
(Z.-1-041257)

R6-5(18)

a) Regulations:

- i) Lot Frontage (Minimum): 20 metres (65.6 feet)
(Z.-1-041270)

R6-5(19)

a) Regulations:

- i) Density for Cluster Stacked Townhouse Dwellings (Maximum): 65 units per hectare
- ii) Where the lands to which this special provision zone applies are used for a combination of cluster stacked townhouses and any other type of cluster housing permitted by this zone, the maximum number of stacked dwelling units permitted by the density regulation in part (i) above shall be reduced at the rate of one dwelling unit for each of the other type(s) of cluster housing units proposed for development.
(Z.-1-041307)

R6-5(20)

- a) Regulations:
- i) Dwelling Setback Right of Way combination (Minimum): 120 metres (394 feet) in the absence of a 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 above.
(Z.-1-061478)

R6-5(21)

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

R6-5(22)

- a) Permitted Uses:
- i) Cluster housing, in the form of single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings and stacked townhouse dwellings.
 - ii) Permitted uses may be developed in the form of land lease community homes.
- b) Regulations:
- i) Density (Maximum) 30 units per hectare (12 units per acre)
 - ii) Setback from any OS2 Zone Variation (Minimum) 1 metre (3.2 feet)
 - iii) Setbacks from any OS5 Zone Variation (Minimum)
(Z.-1-061567) 10 metres (32.8 feet)

R6-5(23)

- a) Permitted Uses:
- i) Triplex
 - ii) Fourplex
 - iii) Townhouse
 - iv) Stacked Townhouse: and
 - v) Apartment Buildings
- b) Regulations
- i) Lot Area Minimum 850 m²
 - ii) Lot Frontage (m) Minimum 10 metres
 - iii) Front and Exterior (minimum): 0.0 m

iv)	Side Yard Depth (m) (maximum): For 1 st and 2 nd Storey	3.0 m
v)	Front and Exterior the Sideyard Setback for 3 rd Storey and above	1.0 metre (max/min) plus setback established for the 1 st and 2 nd storey's
vi)	Rear Yard Depth (m) Minimum	0.5 metre (1.6 feet) per 1.0 metre (3.3 feet) of main building height or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the wall of a unit contains no windows to habitable rooms or 6 m (19.7 feet) when the wall of a unit contains windows to habitable rooms. 3.0 metres (9.8 feet) where the wall of an end unit facing the rear yard and/or interior side yard contains windows to habitable rooms on the ground floor only and no access points to the dwelling unit along the wall facing rear yard or interior side yard.
vii)	Setback from Open Space Zone Minimum	1.0 metre
viii)	Landscaped open space (%) minimum	30%
ix)	Lot coverage (%) maximum	45%
x)	Height (m) Maximum	15.0 metres
xi)	Density-units (minimum): (maximum):	30 units per hectare 75 units per hectare Z.-1-132169

R6-5(24)

a) Permitted Uses:

- i) Triplex
- ii) Fourplex
- iii) Townhouse
- iv) Stacked Townhouse; and
- v) Apartment buildings

b) Regulations:

i)	Lot Area (Minimum)	850 m ²
ii)	Lot Frontage (m) (Minimum)	10 metres
iii)	Setback for 1 st and 2 nd Store front any street and from	0.0 m minimum 3.0m maximum

	An open space zone depth (m)	
iv)	Setback for 3 rd storey and above	1.0 metre (max/min) plus the Setback established for the 1 st and 2 nd storey's
v)	Interior yard depth (m) Minimum	0.5 metre (1.6 feet) per 1.0metre (3.3 feet) of main building height or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the 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 wall of an end unit facing the rear yard and/or interior side yard contains windows to habitable rooms on the ground floor only and no access points to the dwelling unit along the wall facing rear yard or interior side yard.
vi)	Landscaped open space (%) minimum:	30%
vii)	Lot coverage (%) maximum	45%
ix)	Height (m) Maximum	15.0 metres
x)	Density-units per (minimum)	30 units per hectare
xi)	Hectare (maximum) (Z.-1-132169)	75 units per hectare

R6-5(25)

- a) Permitted Uses
 - i) Single;
 - ii) semi-detached;
 - iii) duplex
 - iv) Triplex;
 - v) fourplex;
 - vi) townhouse;
 - vii) stacked Townhouse;
 - viii) and apartment buildings
- b) Regulations
 - i) Lot Area Minimum 850 m2
 - ii) Lot Frontage (m) Minimum 10.0 metres
 - iii) Front yard depth (m) 6.0 metres

- | | | |
|-----|---|---|
| iv) | Interior and Rear yard
Depth (m) minimum | 0.5 metre (1.6 feet) per 1.0
metre (3.3 feet) of main
Building height or fraction
but in no case less than
3.0 metres (9.8 feet) When
the wall of a unit Contains
no windows to Habitable
rooms or 6.0 Metres (19.7
feet) when the Wall of a
unit contain Windows to
habitable rooms.

3.0 metres (9.8 feet)
where the wall of an end
unit facing the rear yard
and/or interior side yard
contains windows to
habitable rooms on the
ground floor only and no
access points to the
dwelling unit along the wall
facing rear yard or interior
side yard. |
|-----|---|---|

R6-5(26)

- | | | |
|----|----------------|---|
| a) | Permitted Uses | |
| | i) | Triplex; |
| | ii) | fourplex; |
| | iii) | townhouse |
| | iv) | Stacked townhouse; |
| | v) | and Apartment buildings |
| b) | Regulations | |
| | i) | Lot Area
Minimum 850 m2 |
| | ii) | Lot Frontage (m)
Minimum 10.0 metres |
| | iii) | Front Yard Depth (m)
For 1 st and 2 nd storey 0.0 m minimum
3.0 m maximum |
| | iv) | Front yard setback for
3 rd storey and 1.0 metre (max/mim)
For the 1 st and 2 nd plus above the
storey's setback established |
| | v) | Setback to imperial
Oil pipeline easement 20 metres from
Minimum centreline
of pipeline |
| | vi) | Rear and Interior
Yard Depth (m) 0.5 metre (1.6 feet) per
Minimum 1.0 metre (3.3 feet) of
feet) of main building
height or fraction thereof,
but in no case less than
3.0 metres (9.8 feet) when
the 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 wall of an end unit facing the rear yard and/or interior Side yard contains windows to habitable rooms on the ground floor only and no access points to the dwelling unit along the wall facing rear yard or interior side yard.

	vii)	Landscaped open space (%) Minimum	30%
	viii)	Lot Coverage (%) maximum	45%
	ix)	Height (m) Maximum	15.0 metres
	x)	Density-units per hectare (minimum) (maximum) (Z.-1-081786)/ Z.-1-132169	30 units per hectare 75 units per hectare
R6-5(27)			
R6-5(28)	a)	Additional Regulations:	
	i)	Density – Units Per Hectare (Minimum) (Z.-1-091882)	45 units per hectare (14 units per acre)
R6-5(29)	a)	Regualtions:	
	i)	Denisty – Units Per Hectare (Minimum)	35 units per hectare
	ii)	Denisty – Units Per Hectare (Maximum) (Z.-1-091883)	60 units per hectare
R6-5(30)	a)	Regulations	
	i)	Setback from Arterial minimum	For all portions of a building road minimum above 9 metres (29.5 ft.) height, the required setback shall be 60 metres.
	ii)	Dwelling setback from High Pressure Pipline (Minimum)	20 metres (66ft.)
	iii)	Density (Maximum) (Z.-1-122109)	55 units per hectare
R6-5(31)	a)	Regulations:	
	i)	Front and Exterior	

- | | | |
|--|---|---------------|
| | Side Yard Depth
(Minimum)
(Z.-1-112020) | 4.5 m (14.76) |
|--|---|---------------|
- R6-5(32)
- | | | |
|----|--|-----------------------|
| a) | Regulations: | |
| | i) Front and Exterior
Side Yard Depth
(Minimum)
(Z.-1-112020) | 4.5 m (14.76) |
| b) | Regulations: | |
| | i) Lot Frontage
(Minimum) | 18 m (59.06) |
| | ii) Lot Area
(Minimum)
(Z.-1-112060) | 1.7 hectares (4.2 ac) |
- R6-5(34) 2250 Blackwater Road & 660 Garibaldi Avenue
- | | | |
|----|--|---|
| a) | Regulations | |
| | i) Density
(Maximum) | 63 units per hectare
(25 units per acre) |
| | ii) Height
(Maximum) | 12 meters (39.4 feet) |
| | iii) The maximum density calculation shall be based on the total
block area which existed on the date of the passing of the
By-law.
(Z.-1-142290) | |
- R6-5(35) 670 Garibaldi Avenue
- | | | |
|----|--|------------------------|
| a) | Regulations | |
| | i) South Interior Yard
(Minimum): | 8.3 metres (27.2 feet) |
| | ii) Rear Yard from Adelaide Street
(Minimum): | 10 metres (32.8 feet) |
| | iii) The maximum density calculation shall be based on the total
block area which existed on the date of the passing of the
By-law.
(Z.-1-142290) | |
- R6-5(36)
- | | | |
|----|--|------------------------|
| 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) |
| | i) 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) | |

- R6-5(37)
- 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)

- R6-5(38)
- 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)

- R6-5(39) 299 Tartan Drive
- a) Regulations:
- i) Front Yard Setback: (Minimum) (Z.-1-142336) 4.0 m (13.12ft)

- R6-5(40)
- a) Regulations:
- i) Front Yard Setback (Minimum): 4 metres (13.1 feet)
 - ii) East Interior Side Yard Setback (Minimum): 4 metres (13.1 feet)
 - iii) Density (Maximum): (Z.-1-152404) 40 units per hectare

- R6-5(41) 1156 Dundas Street
- a) Additional Permitted Uses:
- i) Continuum-of-Care Facility
 - ii) Retirement Homes
 - iii) Senior Citizen apartment buildings
- b) Regulations:
- i) Parking Standard for Senior Citizen Apartment Building (Minimum) 0.25 spaces per unit
 - ii) Parking Standard for Cluster Townhouses (Minimum) 1 parking space per unit

	iii)	Parking Standard for Apartment Buildings (Minimum)	1 parking space per unit
	iv)	Density (Maximum) (Z.-1-162440)	125 units per hectare
R6-5(42)	a)	Regulations:	
	i)	Front & Exterior Side Yard Depth to Main Building (Minimum):	3.0 Metres
	ii)	Lot Coverage (Maximum): (Z.-1-162444)	50%
R6-5(43)	a)	Regulations:	
	i)	Density (Minimum):	14 units per hectare
		(Maximum):	30 units per hectare
R6-5(44)	a)	Regulations:	
	i)	Density (Minimum):	18 units per hectare
		(Maximum):	30 units per hectare
	ii)	Height (Maximum):	10.5 metres (34.4 ft)
R6-5(45)	a)	Regulations:	
	i)	Density (Minimum):	30 units per hectare
		(Maximum):	35 units per hectare
	ii)	Height (Maximum)	10.5 metres (34.4 ft)
R6-5(46)	a)	Regulations:	
	i)	Density (Minimum):	70 units per hectare
		(Maximum):	75 units per hectare
		(#s 43-46 Z.-1-162448)	
R6-5(47)	a)	Regulations:	
	i)	Front Yard Setback (applies to unit 14) only in plan 39CD-16503)	1.5 metres (min)
	ii)	Front Yard Setback (applies to unit 1) only in plan 39CD-16503) (Z.-1-162490)	2.5 metres (min.)

R6-5(48)

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

R6-5(49)

- a) Additional Permitted Uses:
Permitted uses may be developed in the form of land lease community homes.
- b) Regulations:
- i) Density (Maximum): 30 units per hectare
 - ii) Lot Frontage: 0 metres
 - iii) Side yard depth to OS5 Zone (Minimum): 1.0 metre
 - iv) Side yard depth to R6-5(7) and R1-10(9) Zones (Minimum): 1.2 metres
(Z.-1-162534)

R6-5(50)

- a) Regulations:
- i) Density (Minimum): 30 units per hectare
(Maximum): 75 units per hectare
(Z.-1-172550)

R6-5(51)

- a) Regulations:
- 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)

R6-5 (52)

- a) Regulations:
- i) Front Yard Setback (Minimum): 4 metres (13.1 feet)
 - ii) West Interior Side Yard Setback: 4.6 metres (15.0 feet)

- (Minimum):
- iii) Rear Yard Setback to Open Space (OS1) Zone (Minimum): 10 metres (13.1 feet)
 - iv) Density (Maximum): 39 units per hectare (Z.-1-172553)
- R6-5(53) 379 Sunningdale Road West
- a) Regulations
 - i) Density (Maximum): 35 units per hectare
 - ii) Height (Maximum): 13 metres (42.6 feet) (OMB Decision: Nov 15, 2017 – Z.-1-172626)
- R6-5(54) 894 Adelaide Street North
- a) Regulations for the existing building:
 - i) Front Yard (Minimum) as existing
 - ii) Side Yard Setbacks (Minimum) as existing
 - b) Regulations for apartment buildings:
 - i) Density (Maximum) 72 units per hectare
 - ii) Interior Side Yard Setback 5m (16ft) (Minimum)
 - iii) Height (Maximum) 10m (32ft) (Z.-1-182670)
- R6-5(55) 1738, 1742, 1752 and 1756 Hamilton Road
- a) Regulations:
 - i) Interior Side and Rear Yard Depth (Minimum): 5.0 metres
 - ii) Open or covered but unenclosed decks or porches not exceeding one (1) storey in height may project into the required yard no closer than 2.0 metres to lot line adjacent an Open Space (OS5) Zone. (Z.-1-182679)
- R6-5(56) 3087 White Oak Road
- a) Permitted Uses:
 - i) All uses within the R6-5 zone variation with the exception of apartment buildings, or cluster apartment buildings
 - b) Regulations:
 - i) Front Yard Depth (Minimum) 3m (9.8ft)
 - ii) Density (Maximum) 75 units per hectare (Z.-1-192756)

- R6-5(57) 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)
- R6-5(58) 3087 White Oak Road
- a) Permitted Uses:
- i) All uses within the R6-5 zone variation with the exception of apartment buildings, or cluster apartment buildings
- b) Regulations:
- iii) Front Yard Depth (Minimum): 3m (9.8ft)
 - iv) Density (Maximum) (Z.-1-192756): 75 units per hectare
- R6-5(59) 3087 White Oak Road
- a) Regulations:
- i) For the purpose of this by-law the front lot line shall be interpreted as Petty Road
 - ii) Front Yard Depth (Minimum): 3m (9.8ft)
 - iii) Density (Maximum): 75 units per hectare
(Z.-1-192756)
- R6-5(60) 58 Sunningdale Road West
- a) Regulations:
- i) Front and Exterior Yard Setback (Minimum): 4.5 metres
 - ii) Height Apartment Uses (Maximum): 15 metres (4 storeys)
 - iii) Density (Maximum): 100 units per hectare
 - iv) Height Within 30 metres of "Street B": 10.5 metres
(Z.-1-192757)

- R6-5(61) 915, 965, 1031 and 1095 Upperpoint Avenue
- a) 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): 13 metres
 - vi) Dwelling Setback from a High Pressure Pipeline (Minimum): 20 metres
(Z.-1-192780)
- R6-5(62) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Front Yard Setback, Dwelling(s) (Minimum) 3 metres (9.8 feet)
 - ii) Front Yard Setback, Dwelling(s) fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) (Minimum) 3 metres (9.8 feet)
(Maximum) 6 metres (19.7 feet)
 - iii) Front Yard Depth, Garages (Minimum) 6 metres (19.7 feet)
 - iv) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.
 - v) Density (Minimum) 30 units per hectare
(Z.-1-192790; Z.-1-223051)
- R6-5(63) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Yard Setback (Adjacent to OS5) (Minimum): 10 metres (32.8 feet) from OS5 Zone
 - ii) Density (Minimum): 30 units per hectare
(Maximum): 65 units per hectare
 - iii) Provide built form along the OS5 Zone and orient the buildings to the open space by including individual unit doors or a main building entrance facing the open space.
 - iv) The 10 metre yard setback from the OS5 Zone will include increased landscaping as per the approved landscape plan through file 39T-17503 (3700 Colonel Talbot Road and 3645 Bostwick Road).

- v) No structures are permitted within the 10m yard setback from the OS5 Zone.
(Z.-1-19790)
- R6-5(64) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
 - i) Front Yard Setback, Dwelling(s)
(Minimum): 3 metres (9.8 feet)
(Maximum): 4.5 metres (14.8 feet)
 - ii) Front Yard Depth, Garages
(Minimum): 6 metres (19.7 feet)
 - iii) 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.
 - iv) Density (Minimum): 30 units per hectare
 - v) Development shall be oriented to Bostwick Road.
(Z.-1-192790)
- R6-5(65) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
 - i) Front Yard Setback, Dwelling(s)
(Minimum) 3 metres (9.8 feet)
 - ii) Front Yard Setback, Dwelling(s) fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North)
(Minimum) 3 metres (9.8 feet)
(Maximum) 6 metres (19.7 feet)
 - iii) Front Yard Depth, Garages
(Minimum) 6 metres (19.7 feet)
 - iv) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.
 - v) Density
(Minimum) 30 units per hectare
(Maximum) 75 units per hectare
 - vi) Provide built form along the OS1 Zone and orient the buildings to the open space by including individual unit doors or a main building entrance facing the open space.
(Z.-1-192790; Z.-1-223051)
- R6-5(66) 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)
- R6-5(67) 1395 Riverbend Road, described as part of Block 1 Plan 33M-743
- a) Regulations:
 - i) Front and Exterior
Side Yard Depth 3.0 metres

	(Minimum):	
ii)	Interior Side and Rear Yard Depth (Minimum):	3.0 metres
iii)	Height (Maximum):	18.0 metres
iv)	Density (Maximum):	45 units per hectare
v)	Parking (Minimum):	1 space per unit
vi)	Parking may be provided by a mechanical stacked parking system; notwithstanding Section 4.19, parking provided by a mechanical stacked parking system shall be exempt from the size requirements of Section 4.19.2 - Dimensions of Parking Spaces, and no access aisles are required as per Sections 4.19.2.1 - Access Aisles and 4.19.6 (j) - Access Aisles for Parking Spaces for Persons with Disabilities. (Z.-1-202815)	
R6-5(68)	58 Sunningdale Road West	
a)	Regulations:	
i)	Front and Exterior Yard Setback (Minimum):	4.5 metres
ii)	Height Apartment Uses Uses Only (Maximum):	15 metres (4 storeys)
iii)	Density (Maximum):	100 units per hectare
iv)	Height: In exchange for one (1) level of underground parking (65% of required parking minimum) and a \$50,000 contribution for public art, an increased height of 22.5 m (6 storey) maximum for apartment buildings may be permitted. (Z.-1-192757)	
R6-5(69)	442 Third Street	
a)	Regulations	
i)	Front Yard Depth (Maximum)	3.5 metres (11.5 feet)
ii)	North Interior Side Yard Depth (Minimum)	3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms
iii)	Height (Maximum) (Z.-1-202856)	10.5m (34.5ft)
R6-5(70)	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) (4 storeys)

- iii) Front & Exterior side Yard Depth 3 metres (minimum) (9.84 feet)
 - iv) Setback from Railway Way (minimum) 30 metres Right of Way (98.4 feet)
 - v) The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-202869)
- R6-5(71) 1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
 - i) Density (maximum) 100 uph (41 units per acre)
 - ii) Height 3 storey (maximum)
 - 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)
- R6-5(72) 1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road
- b) Regulation[s]
 - i) Density (maximum) 90uph (37 units per acre)
 - ii) Height 3 storey (maximum)
 - iii) Lot Frontage (minimum) 10 metres (32.8 feet)
 - iv) Setback from Railway Right of Way (minimum) 30 metres (98.4 feet) (Z.-1-202869)
- R6-5(73)
- 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)
 - ii) Notwithstanding the regulations of Section 4.27 of this by-law to the contrary, on lands zoned R6-5(73) 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)
- R6-5(74) 6019 Hamlyn Street
- a) Regulation[s]
 - i) Front & Exterior side Yard Depth to Main Building (minimum) 3 metres (9.84 feet)

- ii) Front & Exterior side Yard Depth to Main Building (maximum) 6 metres (19.68 feet)
 - 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)
- R6-5(75) 6019 Hamlyn Street
- a) Regulations:
 - i) Density (Maximum) 60 units per hectare
 - ii) Density (Minimum) 30 units per hectare (Z.-1-212910)
- R6-5(76) 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 R6-5(*) 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)
- R6-5(77) 1478 Westdel Bourne
- a) Regulations:
 - i) Dwelling Setback from a High Pressure Pipeline (Minimum): (Z.-1-212920) 20 metres
- R6-5(78) 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 (Z.-1-212964)

- R6-5(79) 14 Gideon Drive and 2012 Oxford Street West
- a) Regulations:
- i) Dwelling Setback from along Oxford Street West and Gideon to ensure the buildings are street-oriented (Maximum) (Z.-1-212966) up to 6 metres
- R6-5(80) 150 King Edward Avenue
- a) Regulations
- i) Front Yard Setback (Minimum) 4.5 metres (14.76 feet)
- ii) Density (Maximum) (Z.-1-222996) 70 units per hectare
- R6-5(81) 910 Gainsborough Road
- a) Regulations
- i) East interior side yard depth for walls with windows to habitable rooms (minimum) 3.6 metres (11.8 feet)
- ii) West interior side yard depth for walls with windows to habitable rooms (minimum) (Z.-1-223017) 5.3 metres (17.4 feet)
- R6-5(82) 1521 Sunningdale Road West and 2631 Hyde Park Road
- a) Regulations
- i) Front Yard Depth For Buildings adjacent to a Local Street (minimum) 4.5 metres
- ii) Front Yard Depth For Buildings adjacent to a Local Street (maximum) 6.0 metres
- iii) Front Yard Depth For Buildings adjacent to an Arterial (minimum) 1.0 metres
- iv) Front Yard Depth For Buildings adjacent to an Arterial (maximum) 6.0 metres
- v) 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. (Z.-1-223026)
- R6-5(83) 101 Meadowlily Road South
- a) Permitted Uses:
- i) Single detached dwelling;
- ii) Semi-detached dwelling;
- iii) Duplex dwelling;

- iv) Townhouse dwelling
- b) Regulations:
 - i) Height (Maximum) 2.5 Storeys (9.5 metres)
 - ii) Density (Maximum) 88 units
(Z.-1-212923 – OLT Decision, OLT-22-002513)
- R6-5(84) 4519, 4535 and 4557 Colonel Talbot Road
 - a) Regulations
 - i) Rear Yard Depth (Minimum) 2.5 metres
Only applies to the northwest corner
 - ii) Interior Side Yard Depth (Minimum) 2.5 metres
Only applies to the Northwest corner (Z.-1-223053)

R6-5(85) – NOT IN USE

- R6-5(86) 6092 Pack Road
 - a) Prohibited Uses
 - i) Apartment building
 - b) Regulations
 - i) Front Yard Depth for development 3 storeys or less (Minimum) 13.3 metres (51.8 feet)
 - ii) Front Yard Depth for development 4 storeys in height. (Minimum) 15.8 metres (51.8 feet)
 - iii) Interior Side Yard Depth for new development one to two storeys in height where the end wall of a unit contains no windows to habitable rooms (Minimum) 1.8 metres (5.9 feet)
 - iv) Interior Side Yard Depth for new development over two storeys end wall of a unit contains no windows to habitable rooms (Minimum) 3.0 metres (9.8 feet)
 - v) Interior Side Yard Depth for new development where the wall of a unit contains windows to habitable rooms (Minimum) 6.0 metres (19.7 feet)
 - vi) Separation Distance for new development, 3 storeys or less, from an Existing single detached dwelling on the same lot, save and except the garage. (Minimum) 3.9 metres (16.4 feet)

- vii) Separation Distance for new development, 4 storeys in height, from Existing single detached dwelling on the same lot, save and except the garage. (Minimum) 5.0 metres (16.4 feet)
- viii) New residential uses are restricted to only one side yard from Existing single detached dwelling but in no case permitted on both sides
- ix) Density (Maximum) (Z.-1-233074) 45 units per hectare

R6-5(87) 146 Exeter Road

a. Regulations:

- i) Front Yard Depth (Minimum Arterial Road) 1.0 metres (3.28 feet)
(Maximum Arterial Road) 4.5 metres (19.68 feet)
- ii) Height (Maximum) 14 metres (45.9 feet)
- iii) Density (Minimum) 30 units per hectare
(Maximum) 75 units per hectare
- iv) Outdoor Amenity Space (Minimum) (Z.-1-233126) 5 sq. m.

R6-5(88) 1140 Fanshawe Park Road East

- a) The front lot line is considered to be Sunningdale Road East for the purpose of development.
- b) No parking is to be permitted within the front and exterior side yard in front of any proposed buildings.
- c) Notwithstanding section 3.9(2) of this By-law, the maximum density calculation shall be based on the lot area of 3.92 ha, which includes the lands in the abutting Open Space Special Provision (OS5(24)) Zone.
- d) Regulations:
 - i) Front Yard Depth (m) (min): 3.0
 - ii) Exterior Side Yard Depth (m) (min): 3.0
 - iii) Density (uph) (max): 100
 - iv) Interior Side Yard Depth from Open Space Zone (m) (min): 1.0
 - v) Height (max): 22.0 m or 6-storeys (Z.-1-233132 – OLT Enacted OLT-22-004106)

R6-5(89) 1140 Fanshawe Park Road East

- a) The front lot line is considered to be Sunningdale Road East for the purpose of development.
- b) No parking is to be permitted within the front and exterior side yard in front of any proposed buildings.
- c) Regulations:

- i) Front Yard Depth (m) (min): 3.0
- ii) Exterior Side Yard Depth (m) (min): 3.0
- iii) Density (uph) (max): 100
- iv) Height (max): 22.0 m or 6-storeys
(Z.-1-233132 – OLT Enacted OLT-22-004106)

R6-5(90) 1140 Fanshawe Park Road East

a) Regulations:

- i) Front Yard Depth (m) (min): 3.0
- ii) Density (uph) (max): 65
- iii) Height (max): 14.0m or 4-storeys
(Z.-1-233132 – OLT Enacted OLT-22-004106)

R6-5(91) 1140 Fanshawe Park Road East

a) Regulations:

- i) Front Side Yard Setback (m) (min): 3.0
- ii) Exterior Side Yard Setback (m) (min): 3.0
- iii) Rear Yard Depth (m) (min): 4.5
- iv) Interior Side Yard Depth (m) (min): 4.5
- v) Density (uph) (max): 100
- vi) Height (max): 14.0m or 4-storeys
(Z.-1-233132 – OLT Enacted OLT-22-004106)

R6-5(92) 1140 Fanshawe Park Road East

a) Regulations:

- i) Front Side Yard Setback (m) (min): 3.0
- ii) Exterior Side Yard Setback (m) (min): 3.0
- iii) Density (uph) (max): 65
- iv) Height (max): 14.0m or 4-storeys
(Z.-1-233132 – OLT Enacted OLT-22-004106)

R6-5(93) 1958 Duluth Crescent (Southwest Apartment Block)

a. Regulations

- i) Permitted Uses: All uses within the R6-5 zone variation with the exception of single-detached dwellings.
- ii) Front Yard Depth (m) Minimum: 3.0
- iii) Front Yard Depth (m) Maximum: 6.0
- iv) Interior Side Yard Depth (m) Minimum: 4.5 metres minimum when the wall of a unit contains windows to habitable rooms.
- v) Height (m) Maximum: 15
- vi) Density Units Per Hectare (Maximum): 200
- i) Landscaped Open Space Buffer (m) Minimum: 3.0m required for rear and interior side yard adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space. (Z.-1-233152)

R6-5(94) 1958 Duluth Crescent (Northeast Apartment / Townhouse Block)

a. Permitted Uses

- i) All uses within the R6-5 zone variation with the exception of single-detached dwellings.

b. Regulations

- i) Lot Frontage (m) Minimum: 12
- ii) Interior Side Yard Depth (m) Minimum: 3.0 metres minimum when the wall of a unit contains windows to habitable rooms adjacent to an OS1 zone.
- iii) Interior Side Yard Depth (m) Maximum: 6.0 metres adjacent to an OS1 zone.
- iv) Density Units Per Hectare (Maximum): 75
- v) Landscaped Open Space Buffer (m) Minimum: 3.0m required for rear and interior side yards adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space. (Z.-1-233152)

R6-5(95) 1958 Duluth Crescent (Mixed-Use Block)

a. Permitted Uses

- i) All uses within the R6-5 zone variation with the exception of single-detached dwelling;
- ii) Assembly hall;
- iii) Community centre;
- iv) Library;
- v) Day care centre;
- vi) Personal service establishment;
- vii) Restaurant, excluding a drive through facility; and
- viii) Retail store.

b. Regulations

- i) Front Yard Depth (m) Minimum: 3.0
- ii) Front Yard Depth (m) Maximum: 6.0
- iii) Interior Side Yard Depth (m) Minimum: 2.5 metres minimum when the wall of a unit contains windows to habitable rooms adjacent to an OS1 zone.
- iv) Interior Side Yard Depth (m) Maximum: 6.0 metres adjacent to an OS1 zone.
- v) Height (m) Maximum: 15
- vi) Density Units Per Hectare (Maximum): 150
- vii) Parking (Minimum): 1/100m² non residential uses
- viii) Landscaped Open Space Buffer (m) Minimum: 3.0m required for rear and interior side yards adjacent to all R1 and R2 zones which may not be used for any other purpose other than landscaped open space.
- ix) Non-residential uses are restricted to the ground floor of mixed-use residential buildings. (Z.-1-233152)

R6-5(96) 1350 Wharncliffe Road South

a. Regulations

- i) Front and Exterior Side Yard Setback (Minimum) – 1.5 m

- ii) Density (Minimum) – 30 units per hectare
Density (Maximum) – 75 units per hectare
- iii) Notwithstanding section 10.2, single-detached dwellings shall not be permitted. (Z.-1-243165)

R6-5(97) 150 King Edward Avenue

a. Additional Permitted Uses

- i) Place of Worship
(Z.-1-243172)

R6-5(98) 3810-3814 Colonel Talbot Road

a. Regulations

- i) Front Yard Depth (Minimum) 6.4 metres
- ii) Height for Apartment Building (Maximum) 21.0 metres
- iii) Density (Maximum) 44 units per hectare
- iv) Apartment building shall be oriented to Colonel Talbot Road (Z.-1-243173)

R6-5(99) 1160 Wharnccliffe Road South and 234 Exeter Road

a) Regulations

- i) Density (Maximum) – 75 units per hectare
(Z.-1-243190)

R6-5(100) 900 Jalna Boulevard

a) Regulations

- i) Front Yard Depth (Minimum) 3.0 metres (11.5 feet)
- ii) Rear Yard Depth (Minimum) 1.0 metres (3.3 feet)
- iii) Rear Yard Depth (Maximum) 3.0 metres (9.8 feet)
- iv) Density (Maximum) 100 units per hectare
- v) The main building entrance for units fronting Southdale Road East shall be oriented to street.
(Z.-1-243197)

R6-5(101) 300 Princess Avenue

a) Permitted Uses

- i) Single detached dwelling
- ii) Semi-detached dwelling
- iii) Duplex dwelling
- iv) Townhouse dwelling
- v) Apartment building

- b) Regulations
- i) Lot Area (Minimum) 747.6 square metres
 - ii) Front Yard Depth (Minimum) As existing on the date of the passing of the by-law (5.7 metres)
 - iii) East Interior Side Yard Depth (Minimum) 0.7 metres
 - iv) West Interior Side Yard Depth (Minimum) 2.5 metres to portions of the existing building on the date of the passing of the by-law; 1.9 metres to any additions or expansions to the existing building after the date of the passing of the by-law
 - v) Density (Maximum) 129 units per hectare
 - vi) Driveway Width 6.7 metres shared with the property to the east (Z.-1-243198)

R6-5(102) 306 Princess Avenue

- a) Permitted Uses
- i) Single detached dwelling
 - ii) Semi-detached dwelling
 - iii) Duplex dwelling
 - iv) Townhouse dwelling
 - v) Apartment building
- b) Regulations
- i) Lot Area (Minimum) 738.5 square metres
 - ii) Front Yard Depth (Minimum) As existing on the date of the passing of the by-law (5.7 metres)
 - iii) East Interior Side Yard Depth (Minimum) 1.1 metres to the existing covered porch on the date of the passing of the by-law; 3.3 metres to portions of the existing building on the date of the passing of the by-law; 1.4 metres to any additions or expansions to the existing building after the date of the passing of the by-law
 - iv) West Interior Side Yard Depth (Minimum) 1.0 metres
 - v) Density (Maximum) 129 units per hectare

- vi) Driveway Width 6.7 metres shared with the property to the west (Z.-1-243198)

R6-5(103) 460 Asher Crescent

- a) Regulations:
 - i) Front Yard Depth (Minimum) 1.5 metres (4.9 feet)
 - ii) Rear Yard Depth (Minimum) 1.5 metres (4.9 feet)
 - iii) East Exterior Side Yard Depth (Minimum) 1.5 metres (4.9 feet)
 - iv) West Exterior Side Yard Depth (Minimum) 2.0 metres (6.6 feet)
 - v) Height (Maximum) 12.0 metres, or 22.0 metres on lands located more than 140.0 metres from the centreline of Reardon Boulevard.
 - vi) Density (Maximum) 83 units per hectare
 - vii) Landscaped Open Space (Minimum) 25%
 - viii) Balconies on apartment buildings, and open or covered but unenclosed decks or porches, shall be permitted to project 2.0 metres into the required yard, provided no projection is closer than 0.4 metres to the lot line. (Z.-1-243200)

R6-5(104) 1170 Fanshawe Park Road East

- a) Regulations
 - i) Front Yard Depth (minimum): 2.0 metres
 - ii) Exterior Side Yard Depth (minimum): 3.0 metres
 - iii) Interior Side Yard Depth (minimum): 2.5 metres when the end wall of a unit contains no windows to habitable rooms.
 - iv) Density (maximum): 70 units per hectare
 - v) Building Orientation – The unit entrances shall be oriented towards Fanshawe Park Road East and/or Stackhouse Avenue. (Z.-1-243209)

TABLE 10.3

RESIDENTIAL R6 ZONE

REGULATIONS FOR R6 ZONE VARIATIONS

Column A		B	C	D	E	
Line 1	RESIDENTIAL TYPE	Cluster Housing				
2	ZONE VARIATIONS	R6-1	R6-2	R6-3	R6-4	R6-5
3	PERMITTED USES	See Section 10.2 (Z.-1-101921)				
4	LOT AREA () MINIMUM	5 000	2 000	5 000	2 000	850
5	LOT FRONTAGE (m) MINIMUM	22.0				10
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET MAIN BUILDING	6.0			
7		LOCAL STREET GARAGE	6.0			
8		ARTERIAL	8.0			
9		PRIMARY COLLECTOR	6.0			
10		SECONDARY COLLECTOR	6.0			
11	INTERIOR SIDE AND REAR YARD DEPTH (m) MINIMUM (Z.1-197503)	<p>0.5 metre (1.6 feet) per 1.0 metre (3.3 feet) of main building height or fraction thereof, but in no case less than 3 metres (9.8 feet) when the wall of a unit contains no windows to habitable rooms or 6 metres (19.7 feet) when the wall of a unit contains windows to habitable rooms.</p> <p>3 metres (9.8 feet) where the wall of an end unit facing the rear yard and/or interior side yard contains windows to habitable rooms on the ground floor only and no access points to the dwelling unit along the wall facing rear yard or interior side yard (Z.1-00761)</p>				SEE SECTION 10.3(1)
12	LANDSCAPED OPEN SPACE (%) MINIMUM	45	45	40	30	30
13	LOT COVERAGE (%) MAXIMUM	25	30	35	40	45
14	HEIGHT (m) MAXIMUM	10.5	10.5	10.5	10.5	12.0
15	DENSITY - UNITS PER HECTARE MAXIMUM	15	20	25	30	35

* Z.-1-94236