

## SECTION 14

### RESIDENTIAL R10 ZONE

#### 14.1 GENERAL PURPOSE OF THE R10 ZONE

This Zone provides for and regulates the highest density residential developments in the form of apartment buildings. Zone variations are differentiated primarily on the basis of density and height provisions.

#### 14.2 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 R10 Zone variation for any use other than the following uses:

- a) Apartment buildings;
- b) Lodging house class 2; (Z.-1-93172)
- c) Senior citizens apartment buildings;
- d) Handicapped persons apartment buildings;
- e) Continuum-of-care facilities (Z.-1-01915)

#### 14.3 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 R10 Zone variation except in conformity with the regulations as set out below and in Table 14.3 or as set out on the Zoning Maps.

- 1) DENSITY (deleted Z.-1-96447)

#### 14.4 SPECIAL PROVISIONS

The following zones apply to unique or existing situations and are not the standard R10 Zone variation. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 14.2 and/or Section 14.3 shall apply.

##### R10-1 Zone Variation

R10-1(1)

- a) Additional Permitted Use:
  - i) A commercial parking structure.

##### R10-2 Zone Variation

##### R10-3 Zone Variation

- 1) By-law not approved at time of consolidation.

R10-3(2)

- a) Additional Permitted Use:
  - i) An apartment hotel.

R10-3(3)

- a) Regulations
  - i) No density bonus shall be allowed for exterior common open space.

- ii) Rear Yard Depth Abutting an Open Space Zone (Minimum)  
(O.M.B. File #Z 910067/R 920599 - Appeal #6005 June 4, 1993) 6 metres (19.6 feet).

R10-3(4)

- a) Regulations:
  - i) Coverage (Maximum) (O.M.B. File #R 910387 - Appeal #2028 May 19th, 1994) 50%

R10-3(5)

- a) Regulations
  - i) Interior Sideyard (Main building) (Minimum) 10.5 metres (34.4 feet)
  - ii) West Sideyard (Parking Garage) (Minimum) 0.0 metres (0 feet)
  - iii) Rear Yard (Parking Garage) (Minimum) 0.0 metres (0 feet)
  - iv) Lot Coverage (Maximum) 65%
  - v) Landscaped Open Space (Minimum) (Z.-1-021026) 20%

R10-3(6)

- a) Regulations:
  - i) Interior Sideyard Depth (west) (Minimum) 6.6 metres (21.6 feet)
  - ii) Interior Sideyard Depth (east) (Minimum) 3.1 metres (10.0 feet)
  - iii) Landscaped Open Space (Minimum) 19.1 %
  - iv) Coverage (Maximum) 64.6 %
  - v) Density - Units Per Hectare (Maximum) 301
  - vi) Parking Requirement 0.94 cars per unit (Z.-1-051431)

R10-3(7)

- (a) Permitted Uses
  - i) Apartment Buildings (Z.-1-152386)

R10-3(8) 200 Albert Street

- a) Regulations

i)	Front Yard Setback (Minimum)	3.0 metres (9.8 feet)
ii)	Building Step Back from the front lot line Above the 3 <sup>rd</sup> Storey (Minimum)	2.0 metres (6.6 feet)
iii)	Building Step Back from the front lot line Above the 6 <sup>th</sup> Storey (Minimum)	2.0 metres (6.6 feet)
iv)	East and West Interior Side Yard Setback (Minimum)	3.0 metres (9.8 feet)
v)	Rear Yard Setback (Minimum)	8.0 metres (26.2 feet)
vi)	Ground Floor Height (Minimum)	4.5 metres (14.8 feet)
vii)	Tower Floorplate Gross Floor Area above the 6 <sup>th</sup> floor (Maximum)	1,000 square metres (10,763.9 square feet)
viii)	Density (Maximum)	926 units per hectare
ix)	Height (Maximum)	56 metres (or 16 Storeys)
x)	The main building entrance shall be oriented to Albert Street. (Z.-1-233164)	

### **R10-4 Zone Variation**

R10-4(1) 192-196 Central Avenue

a)	Regulations	
i)	Height (maximum)	47.8 metres (156.8 feet)
ii)	Density (maximum)	678 units per hectare
iii)	Front Yard Setback (minimum)	1.5 metres (4.9 feet)
iv)	Interior Side Yard Setback - east (minimum)	3.1 metres (10.2 feet)
v)	Interior Side Yard Setback to main building – west (minimum)	12.4 metres (40.7 feet)
vi)	Interior Side Yard Setback to raised amenity space – west (minimum)	1.5 metres (4.9 feet)

vii)	Rear Yard Setback (minimum)	3.4 metres (11.2 feet)
viii)	Landscaped Open Space (% minimum)	14.7%
ix)	Lot Coverage (% maximum)	70.5%
x)	Bicycle Parking Rate (long-term)	0.8 spaces per unit
xi)	Building Step Back after the first 3-storeys in height on the portion of the building fronting Central Avenue (minimum)	1.7 metres (5.6 feet)
xii)	Building Step Back after the first 3-storeys in height for the rear portion of the building (minimum)	1.7 metres (5.6 feet)
xiii)	Gross floor area tower portion (maximum) (Z.-1-243196)	875 square metres

### R10-5 Zone Variation

R10-5(1) 560 and 562 Wellington Street

a) Additional Permitted Uses

- i) Art galleries
- ii) Bake shops
- iii) Convenience stores
- iv) Dry cleaning and laundry depots
- v) Financial institutions
- vi) Personal service establishments
- vii) Florist shop
- viii) Small-scale grocery store
- ix) Food store
- x) Restaurants
- xi) Retail stores
- xii) Studios
- xiii) Video rental establishments

b) Regulations

- i) Gross Floor Area for  
additional permitted uses  
(Maximum) 300m<sup>2</sup> (3,229 sq ft)
- ii) Height  
(Maximum)  
(Z.-1-212971) 12m (39.4 ft)

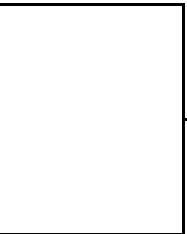
R10-5(2) 1105 Wellington Road

a) Regulations

- i) Front Yard Depth (Minimum) – 1.5 metres
- ii) Interior Side Yard Depth (Minimum) – 1.5 metres
- iii) Rear Yard Depth (Minimum) – 7.5 metres

- iv) Lot Coverage (Maximum) – 80%
- v) Building Height (Maximum) – 115 metres
- vi) Density (Maximum) – 750 units per hectare  
(Z.-1-243232)

**TABLE 14.3  
RESIDENTIAL R10 ZONE  
REGULATIONS FOR R10 ZONE VARIATIONS**

Column	A	B	C	D	E	F	
Line 1	RESIDENTIAL TYPE	Apartment Buildings & Special Population's Accommodations					
2	ZONE VARIATIONS	R10-1	R10-2	R10-3	R10-4	R10-5	
3	PERMITTED USES	See Section 14.2					
4	LOT AREA (m <sup>2</sup> ) MINIMUM	1 000					
5	LOT FRONTAGE (m) MINIMUM	30.0					
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET	6.0		Plus 1.0 metres (3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)		
7		ARTERIAL	8.0				
8		PRIMARY COLLECTOR	6.0				
9		SECONDARY COLLECTOR	6.0				
10	REAR YARD DEPTH (m) MINIMUM	1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 7.0 metres (23.0 feet)					
11	INTERIOR SIDE YARD DEPTH (m) MINIMUM	1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 feet)					
12	LANDSCAPED OPEN SPACE (%) MINIMUM	30	30	25	20	20	
13	COVERAGE (%) MAXIMUM	35	40	40	45	50	
14	HEIGHT (m) MAXIMUM	See Zone Map					
15	DENSITY - UNITS PER HECTARE MAXIMUM	175	200	250	300	350	
16	DENSITY BONUS	<p>1) For every 70.0 square meters (753.0 square feet) of exterior common open space provided at grade in excess of the landscaped open space required by the By-Law, the density of the residential development may be increased by three units. No rounding of the square meterage provided is allowed for by this provision. Building height may not be increased to achieve the increased exterior common open space.\</p> <p>The accumulative impact of applying the Bonus provisions shall not result in a density of more than twenty-five per cent (25%) greater than the density permitted by the non-bonused site. (Excludes 120 Kent Street - Z.-1-95316)</p>					