

SECTION 13

RESIDENTIAL R9 ZONE

13.1 GENERAL PURPOSE OF THE R9 ZONE

The Zone provides for and regulates a wide range of medium and higher density residential developments in the form of apartment buildings.

13.2 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 R9 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)

13.3 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 R9 Zone variation except in conformity with the regulations as set out below and in Table 13.3 or as set out on the Zoning Maps.

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

13.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R9 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 13.2 and/or Section 13.3 shall apply.

a) R9-1 Zone Variation

R9-1(1)

a) Regulations:

Notwithstanding any provision of Section 4.19 or Section 13.3 to the contrary, the following provisions shall apply:

- | | | |
|------|--|----------------------|
| i) | Front Yard Depth
(Minimum): | 7.1 metres |
| ii) | East Interior Side Yard Depth
(Minimum): | 11.2 metres |
| iii) | Density
(units per hectare maximum) | 107 units/ha |
| iv) | Parking | 1.16 spaces per unit |
| v) | Density Bonus
(Z.-1-081695 approved January 21, 2008) | not applicable |

R9-1(2) 8 Fairview Court and 770 Whetter Avenue

a) Regulations:

- | | | |
|----|--|-----------|
| i) | Setback from a Railway
Right-of-Way (Minimum) | 15 metres |
|----|--|-----------|

- a) Regulations
 - i) Setbacks from a Railway Right-of-Way (Minimum) 60 metres (196.9 feet).
 - ii) **Setback from 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 #R 890025/R 910387 - Appeal #9001-0 June 4, 1993)

R9-3(3)

- a) Regulations:
 - i) Dwelling units are to be contained within buildings, including minor additions, on lots existing on May 11, 1992;
 - ii) Average Dwelling Unit Floor Area (Minimum) 65 square metres (700 square feet).
 - iii) Landscaped Open Space (Minimum) 25%
 - iv) Front Yard Parking Area Setback (Minimum) 0.0 metre
 - v) Interior Side Yard Parking Area Setback (Minimum) 0.0 metre
 - vi) Rear Yard and Interior Side Yard Accessory Building Setback (Minimum) (Z.-1-93202) 0.0 metre

R9-3 (4)

- a) Regulations
 - i) Setback from Railway Right-of-Way with a Safety and Noise Berm (Minimum) 15 metres (49.2 feet)
 - ii) Density Bonus (Maximum) 25%
 - iii) Density Bonus for underground parking (Z.-1-94266) None

R9-3(5)

- a) Regulations
 - i) Lot Coverage (Maximum) 60%
 - ii) Floor Area Ratio (Maximum) 1.0:1

- iii) Front, Rear, Interior and Exterior Yard Depth (Minimum) 3 metres (9.8 feet) plus 1 metre for every 3 metres (9.8 feet) of building height or fraction thereof above 3 metres (9.8 feet).

(O.M.B. File #R 910387 - Appeal #9003-6 May 9, 1994)

R9-3(6)

(added to By-law by Z.-1-00743) (deleted by Z.-1-00794)

R9-3(7)

- a) Additional Permitted Use:
 - i) Stacked townhouse.
- b) Regulations:
 - i) Interior Side Yard (Minimum) East Side Only: 3 metres (10 feet).
 - ii) Front Yard Depth (Minimum) 1.5 metres (5 feet)
 - iii) Parking Requirement 1.3 cars per unit
 - iv) Landscaped Open Space (Minimum) 28.2 %
 - v) Lot Coverage (Maximum) (Z.-1-00794) 31.4 %

R9-3(8)

- a) Regulations:
- i) Setback from a Railway Right-of-Way (Minimum) 30 metres (98 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 nearest part of any residential building.
(Z.-1-00799)

R9-3(9)

- a) Regulations:
- i) Lot Coverage (Maximum) 70%
- (Schedule "A31-B" to the Order of the O.M.B. made on July 29th, 1992.
O.M.B. File #0910043/R910387, A31 Referral #66, Appeal #2019
(amending order issue date: June 20, 1997)

R9-3(10) 83, 85 and 89 Ridout Street South

- a) Regulations
- i) Interior Side Yard (South) (Minimum) 4.0 metres (13 feet)
 - ii) Interior Side Yard (North) (Minimum) 5.5 metres (18 feet)
 - iii) Front yard setback (Minimum) 2.7metres (8.1feet)
 - iv) Lot coverage (Maximum) 31%
 - v) Density (Maximum) 85 units per hectare
(Z.-1-142315)

R9-3(11) NUMBER NOT USED

R9-3(12) 609 William Street

- a) Regulations
- i) Lot Frontage (William Street) (m) Minimum 14.7 metres (48.23 feet)
 - ii) Interior Side Yard Depth North (m) Minimum 0.0 metres (0.0 feet)
 - iii) Landscaped Open Space Associated with Existing Building (%) Minimum 17.5 percent
 - iv) Off-street Parking Associated with parking Existing Building (Minimum) 22 spaces which may be reduced by up to four spaces if they are legally dedicated for use by 510 Central Avenue for residential purposes.
(Z.-1-142366)

- R9-3(13)
- a) Regulation:
 - i) Height (Maximum) (Z.-1-152390) 9 storeys
- R9-3(14) 644 and 646 Huron Street
- a) Regulations:
 - i) Front Yard Setback (Minimum and Maximum) 2 metres (6.5 feet) to a maximum of 4 metres (13.1 feet)
 - ii) Interior Side Yard Setback (Minimum) 2 metres (6.5 feet) plus 1 additional metre for each storey above the third storey.
 - iii) Height (Maximum) (Z.-1-182656) 13 metres (42.6 feet)
- R9-3(15) 391 South Street
- a) Permitted Uses
 - i) Apartment buildings
 - ii) Stacked townhouses
 - b) Secondary Permitted Uses on the ground floor abutting the Riverfront Promenade:
 - i) Restaurants, eat-in
 - ii) Studios
 - c) Regulations
 - i) Lot Coverage (Maximum) 80%
 - ii) Height
 - Minimum 21 m (69 ft)
 - Maximum 30 m (98 ft)
 - iii) Density
 - Minimum 75 units per hectare
 - Maximum 100 units per hectare
 - iv) Floor plate above 4th Storey Maximum 800m²
 - v) Front and Exterior Side Yard Setbacks
 - Minimum 0 m (0 ft)
 - Maximum 3m (10 ft)
 - vi) Rear Yard Requirements
 - Minimum 0m (0 ft)
 - vii) Interior Side Yard Requirements
 - Minimum 0m (0 ft)
 - viii) Landscaped Open Space
 - Minimum 20%
 - ix) Parking requirement for residential uses per unit
 - Minimum 0.75 spaces
- (Z.-1-182687)

- R9-3(16) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Front Yard and Exterior Side Yard Depth (m)
 - (Minimum): 1.0 metres (3.3 feet)
 - (Maximum): 4.0 metres (13.1 feet)
 - ii) Density
 - (Minimum): 30 units per hectare
 - (Maximum): 100 units per hectare
 - iii) Height
 - (Minimum): 2 Storeys
 - (Maximum): 7 Storeys (24m)
 - iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street A.
(Z.-1-192790)
- R9-3(17) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Front Yard and Exterior Side Yard Depth (m)
 - (Minimum): 1.0 metres (3.3 feet)
 - (Maximum): 4.0 metres (13.1 feet)
 - ii) Density
 - (Minimum): 30 units per hectare
 - (Maximum): 100 units per hectare
 - iii) Height
 - (Minimum): 2 Storeys
 - (Maximum): 9 Storeys (32m)
 - iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street A.
(Z.-1-192790)
- R9-3(18) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- i) Front Yard and Exterior Side Yard Depth (m)
 - (Minimum): 1.0 metres (3.3 feet)
 - (Maximum): 4.0 metres (13.1 feet)
 - ii) Density
 - (Minimum): 30 units per hectare
 - (Maximum): 100 units per hectare
 - iii) Height
 - (Minimum): 2 Storeys
 - (Maximum): 7 Storeys (24m)
 - iv) Building Orientation – The principle entrance shall be oriented to Bostwick Road or at the corner of Bostwick Road and future Street M.
(Z.-1-192790)
- R9-3(19) 799 Southdale Road West
- a) Regulations:
- i) Density (maximum) 100uph
 - ii) Height (maximum) 17 metres

- iii) Front yard (minimum) 0.5 metres
- iv) West Side Yard (minimum) 4.8 metres
- v) East Side Yard (minimum) 6.0 metres
- vi) The front lot line is deemed to be Southdale Road West
- vii) All buildings must be oriented to the Southdale Road West frontage (Z.-1-202876)

R9-3(20) 1515 Trossacks Avenue

a) Regulations

- i) Height (6 Storeys) (Maximum) 21 metres
- ii) Density (Maximum) 269 UPH
- iii) Setback to the Sight Triangle (minimum) 0.4 metres
- iv) Exterior Side Yard Setback (Fanshawe Park Road West) (minimum) 2.0 metres
- v) Exterior Side Yard Setback (3-6 storeys) (Fanshawe Park Road West) (minimum) 4.4 metres
- vi) Exterior Side Yard Patio Setback (minimum) 0.0 metres
- vii) Front Yard Setback (Trossacks Avenue) (minimum) 2.2 metres
- viii) Rear Yard Setback (1-2 Storeys) (minimum) 5.9 metres
- ix) Rear Yard setback (3-6 Storeys) (minimum) 8.3 metres (Z.-1-233139)

R9-3(21) 488-492 Pond Mills Road

b) Regulations

- i) For the purposes of Zoning, Pond Mills Road is considered to be the front lot line.
- ii) Front Yard Setback (Minimum) 3.0 metres (9.8 feet)
- iii) North Interior Side Yard Setback (Minimum) 4.4 metres (14.8 feet)
- iv) Rear Yard Setback for Parking Lot to Property Line (Minimum) 3.0 metres (9.8 feet)

- v) Height (Maximum) 15 metres (or 4 Storeys)
- vi) Balcony Encroachment on Apartment Buildings: Projection permitted in the required yard (Maximum) 1.5 metres provided the projection is no closer than 2.5 metres to the front lot line.
- vii) The main building entrance shall be oriented to Pond Mills Road. (Z.-1-243169)

R9-3(22) 2060 Dundas Street

- a) Regulations
 - i) For the purposes of zoning, the easterly lot line abutting the unopened City right-of-way shall be deemed to be the front lot line
 - ii) Front Yard Setback (Minimum): 4.5m
 - iii) South Interior Side Yard Setback (Minimum): 6.0m
 - iv) Rear Yard Setback (Minimum): 6.5m
 - v) Setback to the OS5 Zone: 0m to buildings and parking
 - vi) Height (Maximum): 6-storeys (21.0m)
 - vii) Density (Maximum): 150 units per hectare
 - viii) Landscaped Open Space (Minimum): 24% (Z.-1-243245)

d) R9-4 Zone Variation

R9-4(1) 180 – 186 Commissioners Road West

- a) Regulations:
 - i) The front lot line is deemed to be Commissioners Road West.
 - ii) Front Yard Depth (Minimum): 1.0 metres (3.28 feet)
 - iii) Front Yard Depth (Maximum): 3.0 metres (9.84 feet)
 - iv) Interior Yard Depth (Minimum): 7.1 metres (23.29 feet)
 - v) Exterior Side Yard Depth (Minimum): 5.4 metres (17.72 feet)
 - vi) Height (Maximum): 14.0 metres (45.93 feet)
 - vii) Density (Maximum): 105 units per hectare
 - viii) Parking (Minimum): 1 space per unit
 - ix) Yard Encroachment for balconies from Commissioners Road West (Maximum): 1.5m (4.92 feet) provided the projection is no closer than 0.5 metres (1.64 feet) to the lot lines
 - x) The as-of-right bonusing permitted in Table 13.3, Row 16, shall not apply (Z.-1-212955)

R9-4(2) 1420 Hyde Park Road

- a) Regulations
 - i) Front Yard Depth 1.5 metres (4.92 feet)

	(Minimum)	
ii)	Front Yard Depth (Maximum)	3.0 metres (9.84 feet)
iii)	Exterior Side Yard Depth (Minimum)	1.5 metres (4.92 feet)
iv)	Exterior Side Yard Depth (Maximum)	3.0 metres (9.84 feet)
v)	Interior Yard Depth (Minimum)	4.2 metres (13.78 feet)
vi)	Height (Maximum)	16.0 metres (52.49 feet)
vii)	Density (Maximum)	111 units per hectare
viii)	Parking (Minimum) (Z.-1-223012)	1.1 spaces per unit

R9-4(3) 3480 Morgan Avenue

a) Additional Permitted Uses:

- a. Stacked Townhouses
- b. Townhouses

b) Regulations:

i)	Lot Frontage (Minimum)	20m
ii)	Front Yard Depth (Minimum)	4.5m (14.76ft)
iii)	Exterior Side Yard Depth (Minimum)	4.5m (14.76ft)
iv)	Interior Side Yard Depth To Northwest property line (Minimum)	2.2m (7.2ft)
v)	Rear Yard Depth (Minimum)	4.5m (14.8ft)
vi)	Height For Townhouses and Stacked Townhouses (Maximum)	14m (45.9ft)
vii)	Height All other uses (Maximum)	17m (55.77ft) (5 Storeys)
viii)	Lot Coverage (Minimum) (Z.-1-233145)	40%

R9-4(4)

a) Regulations:

- i) West Yard Depth

3.0 metres (Minimum)
8.0 metres (Maximum)

- ii) North Yard Depth (Minimum) 3.0 metres
- iii) South Yard Depth 3.0 metres (Minimum)
8.0 metres (Maximum)
- iv) East Yard Depth (Minimum) 1.0 metre for every 1.0 metre of main building height, or fraction thereof;
- v) Height 2 storeys (Minimum)
4 storeys (Maximum)
- vi) Density (Maximum) 120 units per hectare
- vii) No parking or drive aisles shall be located between a building and the adjacent street line.
- viii) Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street. (Z.-1-243246)

R9-4(5)

a) Regulations:

- i) Southwest Yard Depth (Minimum) 3.0 metres
- ii) Southeast Yard Depth (Minimum) 6.0 metres
- iii) West Yard Depth (Minimum) 6.0 metres
- iv) North Yard Depth (Minimum) 1.2 metres
- v) Height 1 storey (Minimum)
4 storeys (Maximum)
- vi) Front face and primary entrance of all dwelling units located adjacent to a public street shall be oriented to the public street.
- vii) Townhouse blocks shall be a maximum of eight (8) units in length. (Z.-1-243246)

R9-4(6)

a) Regulations:

- i) South Yard Depth 3.0 metres (Minimum)
8.0 metres (Maximum)
- ii) East Yard Depth (Minimum) 3.0 metres
- iii) West Yard Depth 3.0 metres (Minimum)
8.0 metres (Maximum)
- iv) North Yard Depth 1.0 metre for every 1.0 metre

- | | | |
|-------|---|---|
| | (Minimum) | of main building height, or fraction thereof; |
| v) | Height | 2 storeys (Minimum)
4 storeys (Maximum) |
| vi) | Density (Maximum) | 120 units per hectare |
| vii) | No parking or drive aisles shall be located between a building and the adjacent street line. | |
| viii) | Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street. (Z.-1-243246) | |

e) R9-5 Zone Variation

R9-5(1) 552 Wonderland Road North

- a) Regulations
- i) Density bonus regulations shall not apply.
 - ii) All yard setbacks (Z.-1-93158) 0.0 metre from the OS4 Zone Variation

R9-5(2) 99 Southdale Road West

- a) Regulations:
- i) Density (maximum) 100 units per hectare
 - ii) Height (maximum) 29.5 metres
 - iii) Front yard (minimum) 6.0 metres
 - iv) West Side Yard (minimum) 6.5 metres
 - v) East Side Yard (minimum) 12.0 metres
 - vi) Rear Yard 6.0 metres
 - vii) The density, lot area, lot coverage and landscaped open space calculations shall be based on a lot area which includes the lands in the abutting Open Space (OS4) Zone. (Z.-1-222978)

R9-5(3) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

- a) Additional Permitted Uses
- i) Stacked Townhouses
 - ii) Townhouses
- b) Regulations
- i) Minimum front yard setback of 4.5 metres

- ii) Minimum exterior side yard setback of 2.5 metres
- iii) Minimum interior side yard setback of 1.2 metres
- iv) Minimum rear yard setback of 4.5 metres
- v) Minimum 1 parking space per unit
- vi) Maximum lot coverage of 50 percent
- vii) Maximum height of 14 metres for townhouses and stacked townhouses
- viii) Maximum height of 6 storeys (20 metres) for all other uses
- ix) Maximum density of 100 units per hectare (Z.-1-243229)

R9-5(4) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Additional Permitted Uses

- i) Stacked Townhouses
- ii) Townhouses

b) Regulations

- i) Minimum front yard setback of 4.5 metres
- ii) Minimum exterior side yard setback of 2.5 metres
- iii) Minimum interior side yard setback of 1.2 metres
- iv) Minimum rear yard setback of 4.5 metres
- v) Minimum 1 parking space per unit
- vi) Maximum lot coverage of 50 percent
- vii) Maximum height of 14 metres for townhouses and stacked townhouses
- viii) Maximum height of 4 storeys (13 metres)
- ix) Maximum density of 100 units per hectare (Z.-1-243229)

f) R9-6 Zone Variation

R9-6(1)

a) Regulations

- i) Density bonus regulations shall not apply.
- ii) All yard setbacks 0.0 metre from the OS4 Zone Variation
- iii) Lot Coverage (Maximum) (Z.-1-92063) 55%

R9-6(2)

a) Regulations

- i) Rear Yard Depth (Minimum) 3 metres (9.8 feet) per 3 metres of building height or fraction thereof greater than 15 metres (49.2 feet) but in no case less than 7 metres (23.0 feet).

g) R9-7 Zone Variation

R9-7(1)

- a) Regulations:
 - i) Setback from Centreline 18 metres (57.6 feet) of Riverside Drive
 - ii) Total Number of Units 268

R9-7(2)

- a) Regulations:
 - i) Coverage (Maximum) 20% plus parking structures.
 - ii) Yards to Property Lines One-half the height of the building; however separation between structures within the same zone will be as per the Site Plan Agreement registered on title.

R9-7(3)

- a) Regulations:
 - i) Front Yard 7.5 metres (24.6 feet) (Minimum)
 - ii) Exterior Side Yard 6.0 metres (19.7 feet) (Minimum)
 - iii) Interior Side Yard 5.0 metres (16.4 feet) (Minimum)
 - iv) Rear Yard (Minimum) 7.5 metres (24.6 feet)

R9-7(4)

- a) Additional Permitted Use:
 - i) Convenience store.
 - b) Regulations
 - i) Gross Floor Area (Maximum) 100.0 square metres for Convenience Store (1,076 square feet)
- (O.M.B. File #910043, R 910387 - Appeal #5013 June 4, 1993)

R9-7(5)

- a) Additional Permitted Use:
 - i) Bed and breakfast establishment.
- b) Regulations
 - i) Lot Area (Minimum) 2 000 square metres (21,528 square feet).
 - ii) Rear Yard (Minimum) 15 metres (49.21 feet).

- iii) Front Yard (Minimum) 0 metre (0 feet).
- iv) Exterior Side Yard (Minimum) 4.5 m (14.8 ft.).
- v) No vehicular access will be provided to the side street.
- vi) Lot frontage is defined as frontage onto an arterial road.
(O.M.B. File #O 930014/Z 930015 - Appeal #9903 June 4, 1993)

R9-7(6)

- a) Regulations
 - i) Rear Yard and Interior Side Yard Depth (Minimum) For all portions of a building above 6 metres (19.7 feet) in height, the required minimum setback shall be 1 metre (3.3 feet) for each 1 metre (3.3 feet) in height, but in no case less than 6 metres (19.7 feet) for all portions of a building between 0 and 6 metres (19.7 feet) in height where a building abuts a Residential R1 or Residential R2 Zone Variation. (Z.-1-95359 and Z.-1-95360)

R9-7(7)

- 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.-1-99703 - O.M.B. Order No. 0595 - Order Issue Date: April 18, 2000)

R9-7(8)

- a) Regulations:
 - i) Rear Yard and Interior Side Yard Depth (Minimum) 6.0 metres (19.7 feet) plus 1.0 metre (3.3 feet) per 1.0 metre (3.3 feet) in height for all portions of a building above 6.0 metres (19.7 feet) in height.
 - ii) Where the lands to which this special provision applies are used for a combination of uses permitted by this zone and the ResidentialR6 (R6-5) Zone, the maximum coverage regulation shall be 40 percent.
 - iii) Where the lands to which this special provision applies are used for a combination of uses permitted by this zone and the Residential R6 (R6-5) Zone, the maximum number of dwelling

units permitted by the applicable density regulation in Table 13.3 shall be reduced at the rate of one dwelling unit for each cluster detached and/or attached dwelling unit proposed for development.

- iv) The front and exterior side yard depth (minimum) regulation in Table 13.3 shall apply to the yards abutting existing and future secondary collector streets.
(Z.-1-041275)

R9-7(9)

- a) Regulations
 - i) Front Yard Townhouses 6 m (19.7 ft.)
(Minimum) Apartments 5.7 m (18.7 ft.)
 - ii) Exterior Townhouses 1.8 m (5.9)
Side Yard Parking Structure 0.0 m
(Minimum)
 - iii) Rear Yard Apartments 8 m (26.2 ft.)
(Minimum)
(Z.-1.061457)

R9-7(10)

- a) Regulation:
 - i) Notwithstanding the provisions of Section 3.9 2) a) of this By-law to the contrary, the maximum density calculation for the lands zoned R9-7(10) shall be based on a lot area of 1.33 ha (3.28 ac) which includes the lands in the abutting Open Space Special Provision (OS5(6)) Zone.
(Z.-1-061466)

R9-7(11)

- a) Regulations:
 - i) Coverage 35%
(Maximum)
 - ii) Notwithstanding Table 13.3, the following height regulations shall apply:
Building 1 – to be located on northern half of site –
12 stories maximum
Building 2 – to be located on southwest portion of site –
9 stories maximum
(Z.-1-061580)

R9-7(12)

- a) Permitted Uses:
 - i) Apartment buildings Lodging house class 2
 - ii) Senior citizens apartment buildings
 - iii) Continuum-of-care facilities
 - iv) Handicapped persons apartment buildings
 - v) Nursing homes
 - vi) Retirement lodges
 - vii) Continuum-f-care facilities
 - viii) Emergency care establishments
 - ix) Handicapped persons apartment buildings
 - x) Triplex
 - xi) Fourplex
 - xii) Townhouse
 - xiii) Stacked Townhouse

- b) Regulations:
- | | | |
|-------|--|--|
| i) | Lot Area
Minimum | 1000 m ² |
| ii) | Lot Frontage (m)
Minimum | 30.0 metres |
| iii) | Setback for 1 st and 2 nd
From any street depth (m) | 0.0 m minimum
3.0 m maximum |
| 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) | Setback from OS5 Open
Space (%) Minimum | 1.0 metre |
| vi) | Landscaped Open Space
(%) Minimum | 30% |
| vii) | Lot coverage | 30%; plus up to 10%
additional Maximum
coverage, if the
landscaped open Space
provided is increased 1%
for Every 1% in coverage
over 30% |
| viii) | Height (m)
Maximum for triplexes,
fourplexes and townhouses | 12.0 metres |
| ix) | Height (m)
Maximum for all other uses | 45.0 metres |
| x) | Density-units per hectare
Minimum
Maximum
(Z.-1-081786) | 250 units per hectare
300 units per hectare |

R9-7(13)

- a) Additional Permitted Use:
- i) Underground Commercial Parking Structure, to a maximum of 135 spaces.
(Z.-1-111983)

R9-7(14)

- a) Regulation:
- i) 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)

R9-7(15)

- a) Permitted Use:
- i) One apartment building containing a maximum of 165 dwelling units.
(Z.-1-112014 – PL000128 – Issue Date: March 12th, 2010)

R9-7(16)

- a) Regulations:
- i) Front yard depth to Sunningdale Road for the first 3 storey's 0.0 m minimum

(Z.-1-122099)

- R9-7(17) 982 Gainsborough Road
- a) Regulation[s]
- i) Easterly Interior Side Yard Depth (minimum) 12 m (39.4 feet)
 - ii) Yard Encroachment for balconies 3.0 metres (9.8 feet) provided the projection is no closer than 3.0 metres (9.8 feet) to the lot line. (Z.-1-132225)
- R9-7(17)
- a) Additional Permitted Uses
- i) Townhouse or Stacked Townhouse
- b) Regulations
- i) Density (minimum) 125uph (50.59 units/acre)
 - ii) Density (maximum) 150 uph (60.73 units/acre)
 - iii) Yard Depth Abutting the Commercial Zone to the South (minimum) 0.0 m
 - iv) Yard Depth Abutting Dalmagarry Road and Tokala Trail (maximum) 5.0 m (16.4 ft.)
 - v) East Yard Depth (min) (Z.-1-132170) 5.0 m (16.4 ft.)
- R9-7(18) 401-463 Platt's Lane
- a) Regulation:
- i) Parking (Minimum) (Z.-1-132244) 76 spaces
- R9-7(19) 1615, 1619, 1623 and 1627 Richmond Street
- a) Permitted uses:
- i) Cluster townhouses
 - ii) Apartment buildings
 - iii) Senior citizens apartment buildings
 - iv) Continuum-of-care facilities
- b) Regulations
- i) Lot Frontage (Minimum) 70.0 metres (229.6 feet)
 - ii) Lot Area (Minimum) 0.60 hectares (1.4 acres)
 - iii) Front Yard Depth (maximum) 3.0 metres (9.8 feet) from the ultimate road allowance
 - iv) Lot Coverage (Maximum) 40%
 - v) Density (Maximum) 150 Units per Hectare (60 units per acre)

- vi) Bedrooms per dwelling unit 3
(Maximum)
 - 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.
- c) Additional Regulations for Apartment Buildings, Senior Citizen Apartment Buildings, and Continuum-of-Care Facilities
- i) Height 15.0 metres
(first 25.0 metres of lot depth) (49.2 feet)
(Maximum)
 - ii) Setback from Rear 65.0 metres
Property Line (213.3 feet)
(Minimum)
 - iii) Interior Side 3.0 metres
Yard Depth (9.8 feet)
(Minimum)
- d) Additional Regulations for Cluster Townhouses
- i) Height 9.5 metres
(Maximum) (31.2 feet)
 - ii) Maximum height to be measured from grade to roof peak
 - iii) Basement ceiling 0.5 metres
height above grade (1.6 feet)
(Maximum)
 - iv) Number of townhouse 8
dwelling units
(Maximum)
 - v) Number of vertically attached 4
townhouse dwelling units
(Maximum)
 - vi) North Interior Side 3.0 metres
Yard Depth (9.8 feet)
(Minimum)
 - vii) South Interior Side 15.0 metres
Yard Depth (49.2 feet)
(Minimum)
 - viii) Rear Yard Depth 15.0 metres
(Minimum) (49.2 feet)
(Z.-1-142262)

R9-7(20) 1631, 1635, and 1639 Richmond Street

a) Permitted Uses:

- i) Apartment buildings
- ii) Senior citizens apartment buildings
- iii) Continuum-of-care facilities

b) Regulations:

- i) Lot Frontage 70.0 metres (229.6 feet)
(Minimum):
- ii) Lot Area 0.60 hectares (1.4 acres)
(Minimum):
- iii) Front Yard Depth 3.0 metres (9.8 feet) from

	(maximum):	the ultimate road allowance
iv)	Interior Side Yard Depth (Minimum):	3.0 metres (9.8 feet)
v)	Lot Coverage (Maximum):	45%
vi)	Density (Maximum):	200 units per hectare (80 units per acre)
vii)	Bedrooms per dwelling unit (Maximum):	3
	Parking Standard (Minimum):	0.67 parking spaces per dwelling unit
viii)	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.	
ix)	Height (Maximum):	22.0 metres (72.2 feet) (first 25.0 metres of lot depth)
x)	Height (Maximum):	15.0 metres (49.2 feet) (beyond the first 25.0 metres of lot depth)
xi)	Setback from Rear Property Line (Minimum):	50.0 metres (164.0 feet)
xii)	Surface Parking Area Setback from Rear Property Line (Minimum): (Z.-1-142263 repealed and replaced by Z.-1-192769)	28 metres (91.9 feet)

Repealed by OMB ORDER PL140204 – Repealed By-law No. Z.-1-142264

R9-7(22) 545 Fanshawe Park Road West

- a) Regulations
 - i) Front Yard Setback (Minimum) 5.0 meters (16.4 feet)
 - ii) Interior Side Yard Setback (East) (Minimum) 12.4 meters (40.8 feet)
 - iii) Interior Side Yard Setback (West) (Minimum) 9.2 meters (30.2 feet)
 - iv) Rear Yard Setback (Minimum) 9.5 meters (31.2 feet)
(Z.-1-142294)

R9-7(23) 1643, 1649, and 1653 Richmond Street

- a) Permitted uses for 1643 and 1649 Richmond Street:
 - i) Apartment Buildings
- b) Regulations for 1643 and 1649 Richmond Street:
 - i) Frontage 50 metres (165 feet)

- (Minimum):
- ii) Lot Area (Minimum): 0.4 hectares (1 acre)
 - iii) Interior Yard Depth (Minimum): 3 metres (10 feet)
 - iv) 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 where access to an underground parking garage is necessary in a required side yard.
 - v) Height (first 25.0 metres of lot depth) (Maximum): 22.0 metres (72.2 feet)
 - vi) Height (beyond the first 25.0 metres of lot depth) (Maximum): 15.0 metres (49.2 feet)
 - vii) Setback from Rear Property Line (Minimum): 50.0 metres (164 feet)
 - viii) Surface Parking Area Setback from Rear Property Line (Minimum): 28 metres (91.9 feet)
- c) Permitted uses for 1653 Richmond Street:
- i) Apartment Buildings
 - ii) Medical/Dental Offices on ground floor of an apartment building
- d) Regulations for 1653 Richmond Street:
- i) Frontage (Minimum): 20 metres (66 feet)
 - ii) Lot Area (Minimum): 0.16 hectares (0.4 acres)
 - iii) Interior Yard Depth (Minimum): 3 metres (10 feet)
 - iv) Exterior Yard Depth (Minimum): 0.0 metres (0.0 feet)
 - v) 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 interior side yard, where access to an underground parking garage is necessary in a required interior side yard, where a common driveway provides vehicular access to Hillview Boulevard in the required exterior side yard, or where a vestibule structure is required to provide secondary entrance to an underground parking structure in accordance with the Ontario Building Code in the required rear yard.
- e) Additional regulations for Apartment Buildings:
- i) Height for the first 25.0 metres of lot depth (Maximum): 20.0 metres (65.5 feet)
 - ii) Height beyond the first 25.0 metres of lot depth (Maximum): 17 metres (56 feet)
 - iii) Setback from Rear: 50.0 metres (164 feet)

Property Line
(Minimum):

- f) Additional regulations for Medical/Dental Offices:
 - i) Gross Floor Area (Maximum): 430 metres² (4,630 feet²)
 - ii) Parking 1 space/15 metres² GFA
- g) Regulations applicable to and measured based on R9-7(23) Zone Boundaries:
 - i) Density (Maximum): 200 units per hectare (80 units per acre)
 - ii) Lot Coverage (Maximum): 45%
 - iii) Front Yard Depth (Maximum): 3 metres (10 feet)
 - iv) Bedrooms per Dwelling Unit (Maximum): 3
 - v) Rear Yard Depth 15 metres (49 feet)
 - vi) Parking for Residential Uses (Z.-1-142355 replaced by Z.-1-192769) 0.67 spaces/unit

R9-7(24) 120 Weston Street

- a) Additional Permitted Uses:
 - i) Indoor Beach Volleyball Facility
 - ii) Food service area in association with the Indoor Beach Volleyball Facility
 - iii) Convenience Store
- b) Regulation[s]
 - i) Indoor Beach Volleyball Facility is conducted inside the existing building with the exception of an outdoor patio.
 - ii) Outdoor patio with a maximum area of 60 square metres (650 square feet) and a 12 square metre (130 square feet) breezeway addition may be permitted in association with the Indoor Beach Volleyball Facility
 - iii) A food service area inside the main building no greater than 300 square metres (3,229 square feet) of gross floor area shall be permitted in association with the Indoor Beach Volleyball Facility
 - iv) Parking Standard for additional permitted uses (Minimum) 50 parking spaces
 - v) Gross Floor Area for Convenience Stores (Maximum) (Z.-1-152407) 100 square metres (1,076 square feet)

R9-7(25) 598, 600, 604 & 608 Springbank Drive

- a) Regulations:
 - i) Height (Max.) 44m (13-storeys)
 - ii) Front Yard Depth (Max.) 1.1m (3.6 ft.)
 - iii) Exterior Yard Depth (Max.) 3.8m (12.5 ft.)

(Z.-1-152432)

R9-7(26)

- a) Permitted Uses:
 - i) Apartment buildings
 - ii) Lodging house class 2
- b) Regulations:
 - i) Dwelling Setback from a High Pressure Pipeline (Minimum) (Z.-1-172539) 20 metres

915, 965, 1031 and 1095 Upperpoint Avenue

- c) Regulations:
 - ii) Front and Exterior Yard Depth (Minimum): (Z.-1-192780) 3.0 metres

R9-7(27) 379 Sunningdale Road West

- (a) Regulations
 - i) Density (Maximum): 150 units per hectare
 - ii) Height (Maximum): 10 storeys (Z.-1-172626) OMB Approved November 15, 2017

R9-7(28) 3080 Bostwick Road (Site 3)

- a) Regulations:
 - i) Additional Permitted Uses:
 - Townhouse dwelling
 - Stacked Townhouse dwelling
 - ii) Height (Maximum): 12 storeys (55 metres) (223 ft)
 - iii) Exterior Side Yard Setback (Minimum): 6m (19 ft)
 - iv) Rear Yard Setback (Minimum): 15m (49 ft)
 - v) Interior Side Yard Setback (Minimum): 2.5m (8 ft)
 - vi) Lot Coverage (Maximum): 40% (Z.-1-182712)

R9-7(29) 800, 805 and 810 Chelton Road

- a) Regulations:
 - i) Front Yard Setback (Minimum): 3.0 metres (Maximum): 6.0 metres
 - ii) Exterior Side Yard Setback (Minimum): 3.0 metres (Maximum): 6.0 metres
 - i) Height (Maximum): Four (4) storeys 16 metres

(Z.-1-192794)

- R9-7(30) 1018 and 1028 Gainsborough Road
- a) Regulations:
- i) East Interior Side Yard Depth (Minimum): 11.2 metres
 - ii) West Interior Side Yard Depth (Minimum): 2.2 metres
 - iii) Height (Maximum): Twelve (12) storeys
44 metres
(Z.-1-202816)
- R9-7(31) 403 Thompson Road
- b) Regulation[s]
- ii) Frontage (min) 27.0m
 - iii) Front yard depth (min) 3.0m
 - iv) Parking (min) 0.3 spaces per unit
 - v) Dwelling unit size (min) Notwithstanding 4.6 of this by-law the minimum required size for a bachelor dwelling unit shall be 27.0 square meters.
(Z.-1-212913)
- R9-7(32) 257-263 Springbank Drive
- b) Regulations
- ix) North Interior Side Yard Setback (Minimum) 15.5 metres
 - x) Exterior Side Yard Setback (Minimum) 0.3 metres
 - xi) Front Yard Setback (Minimum) 2.0 metres
 - xii) Parking Rate 1.0 space per unit
 - xiii) Height (Northerly Portion) 5-storeys – 20 metres
 - xiv) Height (Southerly Portion) 6-storeys – 23 metres
 - xv) Density 137 units per hectare
 - xvi) Balcony Projection (maximum) 0.6m from the lot line
(Z.-1-222999)
- R9-7(33) 520 Sarnia Road
- a) Regulations
- i) Front Yard Depth (Minimum) 1.0 metres (3.3 feet)

- ii) Height (Maximum) (Z.-1-223023) the lesser of 14.0 metres, or 4 storeys

R9-7(34) 712 Base Line Road East

a) Additional permitted uses, limited to the first floor of an apartment building

- i) Animal hospitals
- ii) Bake shops
- iii) Clinics
- iv) Commercial recreation establishments
- v) Day care centres
- vi) Dry cleaning and laundry depots
- vii) Duplicating shops
- viii) Financial institutions
- ix) Grocery stores
- x) Laboratories
- xi) Laundromats
- xii) Libraries
- xiii) Medical/dental offices
- xiv) Offices
- xv) Personal service establishments
- xvi) Private clubs
- xvii) Restaurants
- xviii) Retail stores
- xix) Service and repair establishments
- xx) Studios
- xxi) Video rental establishments
- xxii) Cinemas
- xxiii) Brewing on premises establishment
- xxiv) Food store
- xxv) Convenience store
- xxvi) Post office
- xxvii) Convenience service establishments
- xxviii) Bed and breakfast establishments
- xxix) Antique store
- xxx) Artisan workshop
- xxxii) Craft brewery

b) Regulations

- i) Front Yard Depth (Minimum) 1.5 metres (4.9 feet)
- ii) Front Yard Depth (Maximum) 4.0 metres (13.1 feet)
- iii) Height (Maximum) the lesser of 36.0 metres, or 12 storeys
- iv) Density (Maximum) 150 units per hectare
- v) A drive-through with a 0m setback along the west property boundary
- vi) A west interior side yard setback of no closer than 6.8m from the edge of the drive-through to the building is required.
- vii) A landscape buffer of no less than 3.0 metres from the edge of the drive-through within the 6.8m setback between the edge of the drive-through and the building. (Z.-1-223055)

R9-7(35) 955 Commissioners Road East

- a) Regulations
- i) Lot Frontage (Minimum) 0 metres
 - ii) North Interior Side Yard Depth Parking Garage/ Accessory Structure (Minimum) 0.0 metres
 - iii) South Interior Side Yard Depth Parking Garage/ Accessory Structure (Minimum) 0.0 metres
 - iv) East Interior Side Yard Depth Parking Garage/ Accessory Structure (Minimum) 3.5 metres
 - v) South Interior Side Yard Depth Main Building (Minimum) 0.0 metres
 - vi) West Interior Side Yard Depth Main Building (Minimum) 3.0 metres
 - vii) Lot Coverage (Maximum) 50%
 - viii) Lot Coverage Parking Garage/ Accessory Structure (Maximum) 28%
 - ix) Density (Maximum) 270 units per hectare
 - x) Height Main Building (Maximum) (Z.-1-233094) 48 metres (14 Storeys)

R9-7(36) 161 Bonaventure Drive

- a) Regulations
- i) Density (Maximum) 232 Units per hectare
 - ii) Interior Side Yard Depth (Minimum) 12.0 metres (39.3 feet)
 - iii) Exterior Side Yard Depth (Minimum) 2.0 metres (6.5 feet)
 - iv) Rear Yard Depth (Minimum) 16.0 metres (52.4 feet)
 - v) Parking Area Setback From North Lot Line (Minimum) 15 metres (49.2 feet)
 - vi) No access shall be provided along Bonaventure Drive within the first 60 metres of the intersection, south of the Dundas Street Frontage. (Z.-1-233095)

R9-7(37) 1120-1126 Oxford Street East and 2 & 6 Clemens Street

a)	Regulations	
i)	Front and Exterior Side Yard Depth (Minimum)	1.8 metres
ii)	Front and Exterior Side Yard Depth (Maximum)	6.0 metres
iii)	Setback to the Sight Triangle (Minimum)	0.0 metres
iv)	Rear Yard Depth (Minimum)	20.0 metres for the first 4 storeys; 21.0 metres for the 5 th and 6 th storeys; and 1.0 metre for each 1.0 metre of building height beyond the 6 th storey
v)	Interior Side Yard Depth For the First 5 Storeys (Minimum)	1.5 metres for the first 26.0 metres of lot depth where there are no windows to habitable rooms
vi)	Interior Side Yard Depth For the 6 th to 8 th Storeys (Minimum)	3.5 metres for the first 26.0 metres of lot depth
vii)	Interior Side Yard Depth Above the 8 th Storey (Minimum)	9.0 metres for the first 26.0 metres of lot depth
viii)	Interior Side Yard Depth for All Other Portions of the Building (Minimum)	9.0 metres beyond 26.0 metres of lot depth
ix)	Density (Maximum)	415 UPH
x)	Unit Size (Minimum)	44.6 square metres for a one-bedroom unit
xi)	Lot Coverage (Maximum) (Z.-1-233114)	40%

R9-7(38) 129-131 Base Line Road West

a)	Regulations	
i)	Front Yard Setback (Minimum)	2.0 metres (6.6 feet)
ii)	East Interior Side Yard Setback (Minimum)	5.0 metres (16.4 feet)
iii)	West Interior Side Yard Setback (Minimum)	13.0 metres (42.7 feet)
iv)	East and Rear Yard Setback from Underground Parking Structure to Property Line (Minimum)	3.0 metres (9.8 feet)
v)	Surface Parking Spaces (Maximum)	36 spaces

- vi) The main building entrance shall be oriented to Base Line Road West.
- vii) Density (Maximum) 306 units per hectare
- viii) Height (Maximum) (Z.-1-233115) 51 metres (or 14 Storeys)

R9-7(39) 568 Second Street

- a) Regulations
 - i) Density (maximum) 314 units per hectare
 - ii) Height (maximum) 41 metres
 - iii) Surface parking (maximum) 0.5 spaces per unit
 - iv) Interior side yard setback west and northwest (minimum) 5 metres
 - v) Step back at the 4th storey (minimum) (Z.-1-233120) 1.5 metres

R9-7(40) 1176, 1180, 1182, and 1186 Huron Street and 294 Briarhill Avenue

- a) Regulations
 - i) Lot Area (Minimum) 6,800 square metres
 - ii) Front and Exterior Side Yard Depth (Minimum) 1.0 metre
 - iii) Front and Exterior Side Yard Depth (Maximum) 6.0 metres
 - iv) Front Yard Building Stepback Above the 6th Storey (Minimum) 2.0 metres
 - v) Exterior Side Yard Building Stepback Above the 6th Storey (Minimum) 1.5 metres
 - vi) Setback to the Sight Triangle (Minimum) 0.0 metre
 - vii) Rear Yard Depth (Minimum) 1.0 metres per 1.0 metres of main building height or fraction thereof for all portions of the main building above 3.0 metres in height, but in no case less than 7.5 metres
 - viii) Interior Side Yard Depth (Minimum) 1.0 metres per 2.0 metres of main building height or

fraction thereof, but in no case less than 4.5 metres

- ix) Density (Maximum) 225 UPH
- x) Notwithstanding Section 4.27, balconies on an apartment building may be permitted to encroach up to 0.5 metres into the required front and exterior side yard.
- xi) Notwithstanding anything to the contrary, Huron Street shall be deemed to be the front lot line. (Z.-1-233121)

R9-7(41) 954 Gainsborough Road

c) Regulations

- ix) Front Yard Depth (Minimum) 4.3 metres (14.1 feet)
- x) Rear Yard Depth (Minimum) 4 metres (13.1 feet)
- xi) Interior Side Yard Depth (Minimum) 7 metres (22.9 feet)
- xii) Exterior Side Yard Depth (Minimum) 1.5 metres (4.92 feet)
Not withstanding Section 4.27 of this By-law.
- xiii) Height (Maximum) 6 Storeys
- xiv) Density (Maximum) (Z.-1-233122) 276 unit per hectare

R9-7(42) 1364-1408 Hyde Park Road

a. Additional permitted uses:

- i) Cluster townhouses
- ii) Cluster stacked townhouses

b. Regulations:

- i) Front yard setback: 2.0m (except for portions that abut the OS5 Zone, in which case the required setback is 0.0m)
- ii) Interior Side yard setback:
North: 2.0 metres when the end wall of a unit contains no windows to habitable rooms, or 6.0metres when the wall of a unit contains windows to habitable rooms.
South: 2.0m (except for portions that abut the OS5 Zone, in which case the required setback is 0.0m)
- iii) Rear yard setback: 2.0m
- iv) Height:
Within 55m of South Zone Boundary: 24.0m
Within 40m of Hyde Park Road, beyond 55m of the South Zone Boundary: 21.0m
Remaining Lands within the Zone: 12.0m
- v) Parking: 0.3 spaces per apartment unit

- vi) Additional Regulations: Notwithstanding any provisions of the by-law to the contrary, the zoning regulations shall be applied to the limits of the proposed R9-7() Zone Boundary even in the event of further subdivision of these lands.
(Z.-1-233143)

R9-7(43) 3480 Morgan Avenue

- a) Additional Permitted Uses:
 - i) Stacked Townhouses
 - ii) Townhouses
 - iii) Hotels/Motels
- b) Regulations:
 - i) Front Yard Depth (Minimum) 4.5m (14.76ft)
 - ii) Exterior Side Yard Depth (Minimum) 4.5m (14.76ft)
 - iii) Height For Townhouses and Stacked Townhouses (Maximum) 14m (45.9ft)
 - iv) Height All other uses (Maximum) 22m (72.17ft) (6 Storeys)
 - v) Lot Coverage (Minimum) 40%
 - vi) Density (Maximum) 200 unit per hectare
(Z.-1-233145)

R9-7(44) 3480 Morgan Avenue

- a) Additional Permitted Uses:
 - i) Stacked Townhouses
 - ii) Townhouses
 - iii) Hotels/Motels
- b) Regulations:
 - i) Front Yard Depth (Minimum) 4.5m (14.76ft)
 - ii) Exterior Side Yard Depth (Minimum) 4.5m (14.76ft)
 - iii) Interior Side Yard Depth To Northwest property line (Minimum) 4.5m (14.76ft)
 - iv) Rear Yard Depth (Minimum) 4.5m (14.8ft)
 - v) Height For Townhouses and Stacked Townhouses (Maximum) 14m (45.9ft)
 - vi) Height All other uses (Maximum) 17m (55.77ft) (5 Storeys)
 - vii) Lot Coverage (Minimum) 40%
(Z.-1-233145)

R9-7(45) 3480 Morgan Avenue

- a) Additional Permitted Uses:

- i) Stacked Townhouses
- ii) Townhouses
- iii) Hotels/Motels

b) Regulations:

- i) Front Yard Depth (Minimum) 4.5m (14.76ft)
- ii) Exterior Side Yard Depth (Minimum) 4.5m (14.76ft)
- iii) Interior Side Yard Depth (Minimum) 4.5m (14.76ft)
- iv) Rear Yard Depth (Minimum) 4.5m (14.8ft)
- v) Landscape Open Space For Townhouses and Stacked Townhouses (Minimum) 25%
- vi) Height For Townhouses and Stacked Townhouses (Maximum) 14m (45.9ft)
- vii) Height All other uses (Maximum) 22m (72.17ft) (6 Storeys)
- viii) Lot Coverage (Minimum) 40%
- ix) Density (Maximum) (Z.-1-233145) 200 unit per hectare

R9-7(46) 978 Gainsborough Road

a) Regulations

- i) Rear Yard Depth (minimum) 17.5 metres
- ii) West Interior Side Yard Depth (minimum) 18.0 metres
- iii) East Interior Side Yard Depth (minimum) 12.0 metres
- iv) North Interior Side Yard Depth (minimum) 20.0 metres
- v) Height (maximum) 17-storeys (60 metres)
- vi) Density (maximum) 370 UPH
- vii) Lot Coverage (maximum) 38%
- viii) Lot Frontage (minimum) 0 metres
- ix) Yard Encroachment for Balconies: 3.0 metres (9.8 feet) provided the projection is no closer than 3.0 metres (9.8 feet) to the lot line. (Z.-1-233163)

R9-7(47) 625 Mornington Avenue and 1299, 1303, 1307 & 1323 Oxford Street East

a) Regulations

- i) Front Yard Depth (Minimum) – 3.8 metres to the podium, 9.4 metres to the main building, and 0.0 metres to the parking garage
- ii) North Interior Side Yard Depth (Minimum) – 12.8 metres to the main building and 0.0 metres to the parking garage
- iii) South Interior Side Yard Depth (Minimum) – 5.0 metres
- iv) Rear Yard Depth (Minimum) – 17.4 metres to the main building and 0.3 metres to the parking garage
- v) Building Stepback Above the 2nd, 3rd, and 7th Storeys (Minimum) – 3.0 metres
- vi) Podium Height (Minimum) – 2 Storeys
- vii) Podium Height (Maximum) – 3 Storeys
- viii) Ground Floor to Second Floor Height (Minimum) – 3.6 metres
- ix) Glazing (Minimum) – 55% on the west (front) façade of the podium; 40% on the west (front) and east (rear) façades of the tower; and 45% on the north and south façades of the tower
- x) Floorplate Area 8th Storey and Above (Maximum) – 1,000 square metres
- xi) Density (Maximum) – 475 units per hectare
- xii) Lot Coverage (Maximum) – 81%
- xiii) Landscaped Open Space (Minimum) – 12%
- xiv) The main building entrance shall be oriented to Mornington Avenue (Z.-1-243168)

R9-7(48) 755, 785 and 815 Wonderland Road South

a) Additional Permitted Use

- i) Cluster Townhouse Dwellings
- ii) Cluster Stacked Townhouse Dwellings
- iii) Apartment buildings with any or all of the other permitted uses on the first floor.

b) Regulations

- i) Height (Maximum) 36.0 metres (118 feet)
- ii) Density (Maximum) 250 Units per Hectare
(Z.-1-243189 – OLT-23-000367)

R9-7(49) 3050 Yorkville

a) Regulations

- i) Front Yard Depth (Minimum) 3.0 metres
- ii) Rear Yard Depth (Minimum) 19.7 metres
- iii) Interior Side Yard Depth (Minimum) 5.0 metres
- iv) Canopy Encroachment (Maximum) 0.0 metres
- v) Density (Maximum) 286 units per hectare
- vi) Long-Term Bicycle Parking (Minimum) 156 spaces

- vii) Short-Term Bicycle Parking 15 spaces
(Minimum)
- viii) To the extent that any of the performance standards of B-57 Zone conflict with R9-7(49) Zone, the R9-7(49) Zone regulations shall prevail. The provisions of B-57 Zone are otherwise unaffected and remain in-force.
(Z.-1-243199)

R9-7(50) 3010 Yorkville

- a) Additional Permitted Uses
 - i) Mixed-Use Apartment Building
 - ii) Uses permitted under the Restricted Office (RO2) Zone Variation
- b) Regulations
 - i) Front Yard Depth 4.0 metres
(Minimum)
 - ii) Front Yard Depth 6.0 metres
(Maximum)
 - iii) Exterior Side Yard Depth 6.0 metres
(Minimum)
 - iv) Exterior Side Yard Depth 8.0 metres
(Maximum)
 - v) Stepback Above the 4th Storey 1.5 metres
along Southdale Road West
(Minimum)
 - vi) Rear Yard Depth 2.5 metres
(Minimum)
 - vii) Density 350 units per hectare
(Maximum)
 - viii) Gross Floor Area for 2,000.0 square metres
All Office Uses
(Maximum)
 - ix) To the extent that any of the performance standards of B-57 Zone conflict with R9-7(50) Zone, the R9-7(50) Zone regulations shall prevail. The provisions of B-57 Zone are otherwise unaffected and remain in-force.
(Z.-1-243199)

R9-7(51) 6555 & 6595 Royal Magnolia Avenue

- a) Additional Permitted Uses, restricted to the ground floor
 - i) Bake shop
 - ii) Convenience service establishments
 - iii) Convenience stores
 - iv) Craft brewery
 - v) Day care centres
 - vi) Dog or domestic cat grooming
 - vii) Florist shops

- viii) Food stores
- ix) Live-work
- x) Personal service establishments
- xi) Pharmacies
- xii) Restaurants, eat-in
- xiii) Restaurants, take-out
- xiv) Retail
- xv) Studios

b) Regulations

- i) For the purpose of Zoning, Royal Magnolia Avenue is considered to be the front lot line.
- ii) Front and Exterior Side Yard Depth (minimum): 3.0 metres
- iii) Exterior Side Yard Depth (maximum): 9.0 metres
- iv) Rear Yard Depth (minimum): 19.0 metres
- v) Density (maximum): 165 units per hectare
- vi) Height (maximum): 24.0m (6 storeys)
- vii) Ground floor height (minimum): 4.0m
- viii) Ground floor commercial floor space (minimum): 200 square metres.
- ix) Drive-through facilities shall not be permitted.
- x) Parking and drive aisles shall not be permitted in the front and exterior side yards. (Z.-1-243208)

R9-7(52) 530 Oxford Street West

a) Regulations

- i) Height (Maximum) 33 storeys or 115 metres (377.4 feet) – whichever is less
- ii) Density (maximum) 150 Units Per Hectare
- iii) Front Yard Setback (minimum) 0.5 metres (1.6 feet)
- iv) Exterior Side Yard Setback (minimum) 0.5 metres (1.6 feet)
- v) Interior Side Yard Setback (minimum) 0.0 metres
- vi) Landscaped Open Space (% minimum) 9.0%
- vii) Lot Coverage (% maximum) 40.0%
- viii) Bicycle Parking – long term (minimum) 367
- ix) To permit unlimited encroachments for balconies and canopies
- x) Height podium Building “A” and “B” from lowest grade (maximum) 6 storeys
- xi) Step back above the podium – street facing facades (minimum) 5.0 metres (16.4 feet)
- xii) Setback above the podium of Building A from easterly property line at 655 Wonderland Road North (minimum) 10.0 metres (32.8 feet)

- xiii) Setback above the podium of Building B from the southerly property line at 655 Wonderland Road North (minimum) 12.0 metres (39.4 feet)
- xiv) Tower separation distance Building A and Building B (minimum) 17.5 metres (57.4 feet)
- xv) Tower floor plate for Building A and Building B above the podium - excluding balconies (maximum) 1,000 square metres
- xvi) Tower floor plate for Building A and Building B above the podium - including balconies (maximum) 1,250 square metres
- xvii) The 33-storey height shall be located within 50 metres (164 feet) of the right-of-way of Oxford Street West or Wonderland Road North
- xviii) Additional Permitted Uses in the CSA4 zone to be located within the second floor (public street level) of the development (Z.-1-243218)

R9-7(53) 323 Oxford Street West (Block 1)

a) Additional Permitted Uses

- i) Cluster stacked townhouse
- ii) Cluster townhouses
- iii) Uses permitted in the NSA3 Zone variation

b) Regulations

- i) South Property Line (Oxford Street West)
 - (maximum) 6.0 metres (19.68 feet)
 - (minimum) 0.0 metres (0.0 feet)
- ii) West Property Line (Beaverbrook Avenue)
 - (maximum) 6.0 metres (19.68 feet)
 - (minimum) 3.0 metres (9.84 feet)
- iii) North Property Line (Westfield Drive)
 - (maximum) 6.0 metres (19.68 feet)
 - (minimum) 3.0 metres (9.84 feet)
- iv) East Property Line
 - (maximum) 6.0 metres (19.68 feet)
 - (minimum) 12.5 metres (41.0 feet) above 8th storey
- v) Density (maximum) 305uph (123 units/acre)
- vi) Height (maximum) For apartments with frontage on Oxford Street West 60.0 metres (197 feet) (18 storeys) For apartments with frontage on Westfield Drive 46.0 metres (151 feet) (14 storeys) Other apartments with development block 51.0 metres (maximum) (16 storeys)
- vii) Built Form Along Streetscape (minimum) 50%
- viii) Building Stepback 3.0 metres (9.8 feet)

	After 4th Storey (minimum)	
	ix) Point Tower Floorplate For Towers with frontage on Oxford Street (maximum)	1,000 square metres (10,763.91 sq ft)
	x) Tower Separation (minimum)	25.0 metres (82 feet)
	xi) Lot Coverage (maximum)	45%
	xii) Landscape Open Space (minimum) (Z.-1-243226)	30%
R9-7(54)	323 Oxford Street West (Block 2)	
	a) Additional Permitted Uses	
	i) Cluster stacked townhouse	
	ii) Cluster townhouses	
	b) Regulations	
	i) Front Yard (maximum) (minimum)	6.0 metres (19.7 feet) 0.0 metres (0.0 feet)
	ii) Exterior Yard (maximum) (minimum)	6.0 metres (19.7 feet) 3.0 metres (9.8 feet)
	iii) North Property Line (minimum)	3.0 metres (9.8 feet)
	iv) East Property Line (maximum) (minimum)	6.0 metres (19.7 feet) 12.5 metres (41.0 feet) above 8th storey
	v) Density (maximum)	242uph (98 units/acre)
	vi) Height (maximum)	46.0 metres (151 feet) (14 storeys)
	vii) Built Form Along Streetscape (minimum)	50%
	viii) Building Stepback After 4th Storey (minimum)	3.0 metres (9.8 feet)
	ix) Tower Separation (minimum)	25.0 metres (82 feet)
	x) Lot Coverage (maximum)	45%
	xi) Landscape Open Space (minimum) (Z.-1-243226)	30%
R9-7(55)	323 Oxford Street West (Block 3)	
	a) Additional Permitted Uses	
	i) Cluster stacked townhouse	
	ii) Cluster townhouses	

- b) Regulations
 - Setbacks for Apartment Buildings
 - i) Front Yard

(maximum)	6.0 metres (19.7 feet)
(minimum)	3.0 metres (9.8 feet)
 - ii) Exterior Yard

(maximum)	6.0 metres (19.7 feet)
(minimum)	3.0 metres (9.8 feet)
 - iii) Interior Yard

(minimum)	5.0 metres (16.4 feet)
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 - iv) Rear Yard

(minimum)	5.0 metres (16.4 feet)
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Setbacks for Townhouse Dwellings

- v) Front Yard

(minimum)	3.0 metres (9.8 feet)
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- vi) Exterior Yard

(minimum)	3.0 metres (9.8 feet)
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- vii) Interior Yard

(minimum)	1.5 metres (5.0 feet)
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- viii) Rear Yard

(minimum)	3.0 metres (9.8 feet)
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- ix) Density

(maximum)	230uph (93 units/acre)
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- xii) Height

(maximum)	20.0 metres (66 feet) (6 storeys)
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- xiii) Built Form

Along Streetscape (minimum)	50%
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- xiv) Lot Coverage

(maximum)	45%
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- xv) Landscape Open Space

(minimum) (Z.-1-243226)	30%
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R9-7(56) 323 Oxford Street West (Block 6)

- a) Additional Permitted Uses
 - i) Cluster stacked townhouse
 - ii) Cluster townhouses

- b) Regulations
 - Setbacks for Apartment Buildings
 - i) Front Yard

(maximum)	6.0 metres (19.7 feet)
(minimum)	3.0 metres (9.8 feet)
 - ii) Exterior Yard

(maximum)	6.0 metres (19.7 feet)
(minimum)	3.0 metres (9.8 feet)
 - iii) East Interior Yard

(minimum)	3.0 metres (9.8 feet)
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 - iv) South Rear Yard

(minimum)	6.0 metres (19.7 feet)
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Setbacks for Townhouse Dwellings

- v) Front Yard

(minimum)	3.0 metres (9.8 feet)
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vi)	Exterior Yard (minimum)	3.0 metres (9.8 feet)
vii)	Interior Yard (minimum)	1.5 metres (5.0 feet)
viii)	Rear Yard (minimum)	3.0 metres (9.8 feet)
ix)	Density (maximum)	240uph (97 units/acre)
x)	Height (maximum)	40.0 metres (131.0 feet) (13 storeys)
xi)	Building Stepback After 4th Storey (minimum)	3.0 metres (9.8 feet)
xii)	Tower Separation (minimum)	25.0 metres (82 feet)
xiii)	Built Form Along Streetscape (minimum)	50%
xiv)	Lot Coverage (maximum)	45%
xv)	Landscape Open Space (minimum) (Z.-1-243226)	30%

R9-7(57) 323 Oxford Street West (Block 7)

a) Additional Permitted Uses

- i) Cluster stacked townhouse
- ii) Cluster townhouses

b) Regulations

Setbacks for Apartment Buildings

i)	Front Yard (maximum) (minimum)	6.0 metres (19.7 feet) 3.0 metres (9.8 feet)
ii)	North Rail Line (minimum)	30.0 metres (98.0 feet)
iii)	North Property Line (minimum)	3.0 metres (9.8 feet)

Setbacks for Townhouse Dwellings

iv)	Front Yard (minimum)	3.0 metres (9.8 feet)
v)	West Property Line (minimum)	5.0 metres (16.4 feet)
vi)	North Property Line (minimum)	3.0 metres (9.8 feet)
vii)	Density (maximum)	200uph (81 units/acre)
viii)	Height (maximum)	13.0m (4 storeys) within 72 metres of the west property boundary; otherwise, 40 metres (13 storeys)
ix)	Building Stepback After 4th Storey (minimum)	3.0 metres (9.8 feet)

- x) Tower Separation (minimum) 25.0 metres (82 feet)
- xi) Built Form Along Streetscape (minimum) 50%
- xii) Lot Coverage (maximum) 45%
- xiii) Landscape Open Space (minimum) 30%
(Z.-1-243226)

R9-7(58) 359 Wellington Road & 657 Base Line Road East

- a) Regulations
 - i) Height (maximum): 75 metres
 - ii) Density (maximum): 1391 units per hectare
 - iii) Front Yard Setback (minimum) from the ultimate ROW of Wellington Road: 0.8 metres
 - iv) Exterior Side Yard Setback (minimum): 0.8 metres
 - v) Interior Side Yard Setback - south (minimum): 1.5 metres
 - vi) Rear Yard Setback – main building (minimum): 8.4 metres
 - vii) Rear Yard Setback – parking garage (minimum): 0.3 metres
 - viii) Landscaped Open Space (% minimum): 14%
 - ix) Lot coverage (maximum): 65%, excluding canopies
 - x) Building floor plate above the 6th storey: 800 square metres
 - xi) Tower setback above the 6th storey – south (minimum): 10 metres
 - xii) Tower setback above the 6th storey – west (minimum): 11.5 metres
 - xiii) Interior amenity space (minimum): 400m²
 - xiv) Common outdoor amenity space – rooftop (minimum): 150m²
 - xv) Percentage of units to be 2 or more bedrooms (minimum): 30%
 - xvi) Ground floor height (minimum) fronting public streets: 4.0 metres
 - xvii) Principal Building Entrance shall face towards intersection of Wellington Road and Base Line Road East
 - xviii) To permit unlimited encroachments for balconies and canopies.
(Z.-1-243234)

R9-7(59)

- a) Additional Permitted Uses:
 - i) Permitted uses of the NSA1, NSA2 and NSA5 Zone may be permitted within the ground floor of a mixed-use building.
- b) Regulations:
 - i) North Yard Depth 1.0 metre (Minimum)
8.0 metres (Maximum)
 - ii) West Yard Depth 3.0 metres (Minimum)
8.0 metres (Maximum)
 - iii) South Yard Depth 3.0 metres (Minimum)

- 8.0 metres (Maximum)
- iv) East Yard Depth
 - 3.0 metres (Minimum)
 - 8.0 metres (Maximum)
- v) Height
 - 1 storey (Minimum)
 - 6 storeys (Maximum)
- vi) A maximum of 2000 square metres commercial gross floor area may be permitted within the zone boundaries.
- vii) Commercial gross floor area shall be confined to portions of the site within a 100-metre radius of the intersection of Wonderland Road North and Sunningdale Road West
- viii) No parking or drive aisles shall be located between a building and the adjacent street line.
- ix) Where more than one building is to be developed, the maximum yard depths shall only apply to the building nearest to the lot line shared with the street. (Z.-1-243246)

R9-7(60) 80 & 82 Base Line Road West

- a) Regulations
 - i) Front Yard Setback (minimum): 1.3 metres
 - ii) Interior (East) Side Yard Setback (minimum): 5.4 metres
 - iii) Interior (West) Side Yard Setback (minimum): 5.8 metres
 - iv) Interior (West) Side Yard Encroachment (maximum): 4.9 metres
 - v) Landscape Open Space (minimum): 29%
 - vi) Density (maximum): 386 units per hectare
 - vii) Height (maximum): 30.0 metres
 - viii) Vehicle Parking Spaces (minimum): 22 spaces
(Z.-1-243250)

R9-7(61) 850 Highbury Avenue North
(Transit Oriented Corridor - Policy Area 1A)

- a) Permitted Uses
 - i) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;

- l) Convenience service establishments;
- m) Convenience stores;
- n) Craft brewery;
- o) Day care centres;
- p) Delicatessens;
- q) Dry cleaning and laundry depots;
- r) Duplicating shops;
- s) Film processing depots;
- t) Financial institutions;
- u) Florist shops;
- v) Funeral homes;
- w) Gift shops;
- x) Grocery stores;
- y) Hair dressing establishments;
- z) Hotels;
- aa) Institutions;
- bb) Laboratories;
- cc) Laundromats;
- dd) Libraries;
- ee) Liquor, beer and wine stores;
- ff) Medical/dental offices;
- gg) Museums;
- hh) Offices;
- ii) Personal service establishments;
- jj) Place of entertainment;
- kk) Private clubs;
- ll) Private schools;
- mm) Repair and rental establishments;
- nn) Restaurants, outdoor patio;
- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

b) Regulations:

- i) Office Gross Floor Area (Maximum) – 5,000 square metres (53,820 square feet)
- ii) Floor Area Ratio (Maximum) – 5.25
- iii) Front and Exterior Side Yard Depth (Minimum) – 1.0 metres (3.3 feet)
- iv) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet), or 1.0 metres (3.3 feet) where the rear lot line abuts a public street.
- v) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
- vi) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
- vii) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
- viii) Height (Maximum) – 105 metres (345 feet)
- ix) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
- x) Density Units Per Hectare (Maximum) – None
- xi) Landscaped Open Space (Minimum) – 30%
- xii) Coverage (Maximum) – 60%

xiii) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit

- c) Front Lot Line: Oxford Street East shall be deemed to be the front lot line.
- d) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.
- e) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- f) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- g) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
 - i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
 - ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
 - iii) is located within the front portion of the ground floor; and,
 - iv) is accessible via the front of the building.

(Z.-1-243254)

R9-7(62) 850 Highbury Avenue North
(Transit Oriented Corridor - Policy Area 1B)

- a) Permitted Uses
 - i) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;
 - l) Convenience service establishments;
 - m) Convenience stores;
 - n) Craft brewery;
 - o) Day care centres;
 - p) Delicatessens;
 - q) Dry cleaning and laundry depots;
 - r) Duplicating shops;
 - s) Film processing depots;
 - t) Financial institutions;

- u) Florist shops;
- v) Funeral homes;
- w) Gift shops;
- x) Grocery stores;
- y) Hair dressing establishments;
- z) Hotels;
- aa) Institutions;
- bb) Laboratories;
- cc) Laundromats;
- dd) Libraries;
- ee) Liquor, beer and wine stores;
- ff) Medical/dental offices;
- gg) Museums;
- hh) Offices;
- ii) Personal service establishments;
- jj) Place of entertainment;
- kk) Private clubs;
- ll) Private schools;
- mm) Repair and rental establishments;
- nn) Restaurants, outdoor patio;
- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

b) Regulations:

- i) Office Gross Floor Area (Maximum) – 5,000 square metres (53,820 square feet)
 - ii) Floor Area Ratio (Maximum) – 4.0
 - iii) Front and Exterior Side Yard Depth (Minimum) – 1.0 metres (3.3 feet)
 - iv) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet), or 1.0 metres (3.3 feet) where the rear lot line abuts a public street.
 - v) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
 - vi) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
 - vii) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
 - viii) Height (Maximum) – 98 metres (321.5 feet)
 - ix) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
 - x) Density Units Per Hectare (Maximum) – None
 - xi) Landscaped Open Space (Minimum) – 30%
 - xii) Coverage (Maximum) – 60%
 - xiii) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit
- c) Front Lot Line: The Rapid Transit Boulevard (Highbury Avenue North or Oxford Street East) shall be deemed to be the front lot line.
- d) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.

- e) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- f) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- g) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
 - i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
 - ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
 - iii) is located within the front portion of the ground floor; and,
 - iv) is accessible via the front of the building.

R9-7(63) 850 Highbury Avenue North
(Transit Oriented Corridor - Policy Area 2B)

- a) Permitted Uses
 - i) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;
 - l) Convenience service establishments;
 - m) Convenience stores;
 - n) Craft brewery;
 - o) Day care centres;
 - p) Delicatessens;
 - q) Dry cleaning and laundry depots;
 - r) Duplicating shops;
 - s) Film processing depots;
 - t) Financial institutions;
 - u) Florist shops;
 - v) Funeral homes;
 - w) Gift shops;
 - x) Grocery stores;
 - y) Hair dressing establishments;
 - z) Hotels;
 - aa) Institutions;
 - bb) Laboratories;
 - cc) Laundromats;

- dd) Libraries;
- ee) Liquor, beer and wine stores;
- ff) Medical/dental offices;
- gg) Museums;
- hh) Offices;
- ii) Personal service establishments;
- jj) Place of entertainment;
- kk) Private clubs;
- ll) Private schools;
- mm) Repair and rental establishments;
- nn) Restaurants, outdoor patio;
- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

b) Regulations:

- i) Office Gross Floor Area (Maximum) – 5,000 square metres (53,820 square feet)
 - ii) Floor Area Ratio (Maximum) – 3.5
 - iii) Front and Exterior Side Yard Depth (Minimum) – 1.0 metres (3.3 feet)
 - iv) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet), or 1.0 metres (3.3 feet) where the rear lot line abuts a public street.
 - v) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
 - vi) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
 - vii) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
 - viii) Height (Maximum) – 82 metres (269 feet)
 - ix) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
 - x) Density Units Per Hectare (Maximum) – None
 - xi) Landscaped Open Space (Minimum) – 30%
 - xii) Coverage (Maximum) – 60%
 - xiii) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit
- c) Front Lot Line: Oxford Street East shall be deemed to be the front lot line.
- d) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.
- e) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- f) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- g) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:

- i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
- ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
- iii) is located within the front portion of the ground floor; and,
- iv) is accessible via the front of the building.
(Z.-1-243254)

R9-7(64) 850 Highbury Avenue North
(Transit Oriented Corridor - Policy Area 2A)

a) Permitted Uses

- i) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;
 - l) Convenience service establishments;
 - m) Convenience stores;
 - n) Craft brewery;
 - o) Day care centres;
 - p) Delicatessens;
 - q) Dry cleaning and laundry depots;
 - r) Duplicating shops;
 - s) Film processing depots;
 - t) Financial institutions;
 - u) Florist shops;
 - v) Funeral homes;
 - w) Gift shops;
 - x) Grocery stores;
 - y) Hair dressing establishments;
 - z) Hotels;
 - aa) Institutions;
 - bb) Laboratories;
 - cc) Laundromats;
 - dd) Libraries;
 - ee) Liquor, beer and wine stores;
 - ff) Medical/dental offices;
 - gg) Museums;
 - hh) Offices;
 - ii) Personal service establishments;
 - jj) Place of entertainment;
 - kk) Private clubs;
 - ll) Private schools;
 - mm) Repair and rental establishments;

- nn) Restaurants, outdoor patio;
- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

- b) Regulations:
 - i) Office Gross Floor Area (Maximum) – 5,000 square metres (53,820 square feet)
 - ii) Floor Area Ratio (Maximum) – 3.0
 - iii) Front and Exterior Side Yard Depth (Minimum) – 1.0 metres (3.3 feet)
 - iv) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet), or 1.0 metres (3.3 feet) where the rear lot line abuts a public street.
 - v) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
 - vi) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
 - vii) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
 - viii) Height (Maximum) – 66 metres (217 feet)
 - ix) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
 - x) Density Units Per Hectare (Maximum) – None
 - xi) Landscaped Open Space (Minimum) – 30%
 - xii) Coverage (Maximum) – 60%
 - xiii) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit
- c) Front Lot Line: Highbury Avenue North shall be deemed to be the front lot line.
- d) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.
- e) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.
- f) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.
- g) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:
 - i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
 - ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
 - iii) is located within the front portion of the ground floor; and,
 - iv) is accessible via the front of the building.
(Z.-1-243254)

R9-7(65) 850 Highbury Avenue North
(Residential - Policy Area 1B)

a) Permitted Uses

- i) Apartment buildings;
- ii) Handicapped persons apartment buildings;
- iii) Lodging house class 2;
- iv) Stacked townhousing;
- v) Senior citizens apartment buildings;
- vi) Continuum-of-care facilities
- vii) Apartment buildings, group home type 2, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with dwelling units restricted to the rear portion of the ground floor, the exterior side portion of the ground floor with frontage on a Neighbourhood Connector or Neighbourhood Street, and the second floor or above, with any of the other uses in the front portion of the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan Workshop
 - d) Assembly halls;
 - e) Bake shops;
 - f) Boutique;
 - g) Brewing on premises establishment;
 - h) Catalogue stores;
 - i) Cinemas;
 - j) Commercial recreation establishments;
 - k) Commercial schools;
 - l) Convenience service establishments;
 - m) Convenience stores;
 - n) Craft brewery;
 - o) Day care centres;
 - p) Delicatessens;
 - q) Dry cleaning and laundry depots;
 - r) Duplicating shops;
 - s) Film processing depots;
 - t) Financial institutions;
 - u) Florist shops;
 - v) Funeral homes;
 - w) Gift shops;
 - x) Grocery stores;
 - y) Hair dressing establishments;
 - z) Hotels;
 - aa) Institutions;
 - bb) Laboratories;
 - cc) Laundromats;
 - dd) Libraries;
 - ee) Liquor, beer and wine stores;
 - ff) Medical/dental offices;
 - gg) Museums;
 - hh) Offices;
 - ii) Personal service establishments;
 - jj) Place of entertainment;
 - kk) Private clubs;
 - ll) Private schools;
 - mm) Repair and rental establishments;
 - nn) Restaurants, outdoor patio;

- oo) Restaurants;
- pp) Retail stores;
- qq) Service and repair establishments;
- rr) Studios;
- ss) Supermarkets;
- tt) Taverns;
- uu) Theatres;
- vv) Video rental establishments.

b) Regulations:

- i) Floor Area Ratio (Maximum) – 3.0
- ii) Front and Exterior Side Yard Depth (Minimum) – 2.0 metres (6.6 feet)
- iii) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet)
- iv) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
- v) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
- vi) Height (Minimum) – The lesser of 3-storeys or 9.0 metres (29.5 feet)
- vii) Height (Maximum) – 66 metres (217 feet)
- viii) Density Units Per Hectare (Minimum) – 45 units per hectare (18.2 units per acre)
- ix) Density Units Per Hectare (Maximum) – None
- x) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit)

c) Floor Area Ratio: For the purposes of calculating the Floor Area Ratio, the Floor Area shall not include area used for parking or loading within the main building.

d) Location of Parking: Surface parking is not permitted in the front and exterior side yard. Ground-floor structured parking is not permitted adjacent to a public right-of-way.

e) Drive Through Facilities: Drive-through facilities, either as a main or accessory use, are not permitted.

f) Required Ground Floor Uses for Artisan Workshop and Craft Brewery: Where located on the ground floor with street front access, Artisan Workshop and Craft Brewery uses shall include a retail store or restaurant that:

- i) is located within the main building or unit occupied by the Artisan Workshop or Craft Brewery use;
- ii) is a minimum of 10% of the gross floor area (GFA) of the main building or unit;
- iii) is located within the front portion of the ground floor; and,
- iv) is accessible via the front of the building.
(Z.-1-243254)

R9-7(66) 2118 Richmond Street

a) Regulations

- i) Exterior Side Yard Depth (Minimum) – 9 metres
- ii) Interior Side Yard Depth (Minimum) – 12 metres
- iii) Rear Yard Depth (Minimum) – 13 Metres
- iv) Landscaped Open Space (Minimum) – 48.4%
- v) Lot Coverage (Maximum) – 28%

- vi) Height (Maximum) – 40 metres
- vii) Density (Maximum) – 211 units per hectare
- viii) Building Setback from Sunningdale Road East Above the Third Floor (Minimum) – 21 metres
- ix) Building Setback from Sunningdale Road East Above the Eighth Floor (Minimum) – 29 metres
(Z.-1-243258)

R9-7(67) 1856-1910 Oxford Street West

- a) Additional Permitted Uses
 - i) Mixed-use apartment buildings
 - ii) All permitted uses within the CSA5 Zone variation on the ground floor of an apartment building and regulated by the Residential R9 Zone
- b) Regulations
 - i) The front lot line shall be deemed to be Oxford Street West
 - ii) Exterior Side Yard Depth (Minimum): 5 metres
 - iii) Rear Yard Depth (Minimum): 5 metres
 - iv) Landscaped Open Space (Minimum): 20%
 - v) Building Height (Maximum): 40 metres
 - vi) Commercial Gross Floor Area within mixed use buildings (Maximum): 850 square metres
 - vii) Encroachments for Balconies and Canopies: Unlimited
(Z.-1-243261)

**TABLE 13.3
RESIDENTIAL R9 ZONE
REGULATIONS FOR R9 ZONE VARIATIONS**

Column A		B	C	D	E	F	G	H
Line 1	RESIDENTIAL TYPE	Apartment Buildings & Special Population's Accommodations						
2	ZONE VARIATIONS	R9-1	R9-2	R9-3	R9-4	R9-5	R9-6	R9-7
3	PERMITTED USES	See Section 13.2						
4	LOT AREA (m ²) MINIMUM	1000						
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 (9.9 feet)		
7		ARTERIAL	8.0					
8		PRIMARY COLLECTOR	6.0					
9		SECONDARY COLLECTOR	6.0					
10	REAR YARD DEPTH (m) MINIMUM	<p>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)</p> <p>6.0 metres (19.7 feet) plus 1.0 metres (3.3 feet) per 1.0 metre (3.3 feet) in height for all portions of a building above 6.0 metres (19.7 feet) in height where the Residential R9 Zone abuts lands zoned Residential R1 or Residential R2. (Z.1-00761)</p>						
11	INTERIOR SIDE YARD DEPTH (m) MINIMUM	<p>1.2 metres (3.9 feet) metres (9.8 feet) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 feet)</p> <p>6.0 metres (19.7 feet) plus 1.0 metres (3.3 feet) per 1.0 metre (3.3 feet) in height for all portions of a building above 6.0 metres (19.7 feet) in height where the Residential R9 Zone abuts lands zoned Residential R1 or Residential R2 (Z.-1-00761)</p>						
12	LANDSCAPED OPEN SPACE (%) MINIMUM	30.0						
13	COVERAGE (%) MAXIMUM	30%; plus up to 10% additional coverage, if the landscaped open space provided is increased 1% for every 1% in coverage over 30%						
14	HEIGHT (m) MAXIMUM	See Zone Map						
15	DENSITY - UNITS PER HECTARE MAXIMUM	75	85	100	115	125	130	150
16	DENSITY BONUS	<p>1) For every 70.0 square metres (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 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-bonus site. (Excludes 120 Kent Street - Z.-1-95316)</p>						