

SECTION 12

RESIDENTIAL R8 ZONE

12.1 GENERAL PURPOSE OF THE R8 ZONE

The Zone provides for and regulates medium density development in the form of low rise apartment buildings which will vary in form depending on adjacent land uses, but in no case shall exceed 16 metres (52.5 feet) in height. Heights over the 13 metres (42.7 feet) noted in Table 12.3 shall be site specifically applied on the Zoning Maps. The zone variations are differentiated on the basis of coverage and density.

12.2 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 R8 Zone variation for any use other than the following uses:

- a) Apartment buildings;
- b) Handicapped person's apartment buildings;
- c) Lodging house class 2; (Z.-1-93172)
- d) Stacked townhousing;
- e) Senior citizen apartment buildings;
- f) Emergency care establishments;
- g) Continuum-of-care facilities (Z.-1-01915)

12.3 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 R8 Zone variation except in conformity with the regulations as set out below and in Table 12.3 or as set out on the Zoning Maps.

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

12.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R8 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 12.2 and/or Section 12.3 shall apply.

R8-1 Zone Variation

R8-1(1)

- a) Regulations:
 - i) Lot Area (Minimum) 610 square metres (6,566 square feet)
 - ii) Lot Frontage (Minimum) (Z.-1-031172) 12.1 metres (40 feet)

R8-1(2)

- a) Regulations:
 - i) Lot Area (Minimum) 327.0 square metres (3,520 square feet)
 - ii) Lot Frontage (Minimum) 8.9 metres (29.1 feet)
 - iii) Rear Yard Setback (Minimum) 1.3 metres (4.2 feet)

	iv)	Lot Coverage (Maximum)	80%
	v)	Landscaped Open Space	Zero (0)
	vi)	Dwelling Units (Maximum) (Z.-1-061532)	Six (6)
R8-1(3)		945 Bluegrass Drive	
	a)	Prohibited Use:	
		i)	Emergency Care Establishment
	b)	Regulations:	
		i)	Parking (Minimum): 66 spaces or 0.825 spaces per unit, whichever is greater.
		ii)	Density (Maximum): 46 units per hectare
		iii)	Setback to Rail Transportation (RT) Zone (Minimum): 30.0 metres (98.4 feet) (Z.-1-192760)

R8-2 Zone Variation

R8-2(1)			
	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)
R8-2(2)			
	a)	Regulations:	
		i)	Interior Side Yard Depth (Minimum) 1.2 metres (3.9 feet)
		ii)	Distance of Parking Area to Front Lot Line (Minimum) (Z.-1-96422) 1.2 metres (3.9 feet)
R8-2(3)			
	a)	Regulations	
		i)	Height (Maximum) 10 metres (32.81 feet) (Z.-1-98563)
R8-2(4)			
	a)	Regulations	
		i)	Front and Exterior Side Yard Depth 4.5 m (14.76 ft) plus 1m (3.3 ft) per 10m (32.8 ft) of main building height or fraction thereof above the first 3 metres (9.8 ft). (Z.-1-112020)

- R8-2(5) Number not used.
- R8-2(6)
- a) Additional Permitted Uses
 - i) Multiple dwelling;
 - ii) Converted dwelling (maximum 2 units).
 - b) Regulations
 - i) Front Yard Depth for Converted Dwelling (Minimum) 5.0 metres (14.4 feet)
 - ii) East Interior Side Yard Depth for Converted Dwelling (Minimum) 3.0 metres (9.8 feet)
 - iii) Front Yard Encroachment for Covered Porch With Enclosed Second Storey (Maximum) (Z.-1-95353) 3.0 metres (9.8 feet)

R8-3 Zone Variation

- R8-3(1)
- a) Regulation
 - i) Northern Interior Side Yard Depth (Minimum) (O.M.B. File Nos. O 910043, R 920408 and C 920199 November 17, 1993) 14.9 metres (49 feet)
- R8-3(2)
- a) Regulations
 - i) Front Yard and Exterior Side Yard Depth (m) (Minimum) (Z.-1-01875) 6.0 metres (19.7 feet)
- R8-3(3) 275 and 277 Piccadilly Street
- a) Permitted Uses:
 - i) 2 new dwellings for a total of 11 units (OMB File No. PL130545 November 20, 2013 – Z.-1-132251)
- R8-3(4)
- a) Regulations
 - i) Front & Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres
 - ii) Height (Maximum) (Z.-1-162444) 15.0 metres
- R8-3(5)
- a) Permitted Uses
 - i) Apartment buildings
 - ii) Lodging house class 2
 - iii) Stacked townhousing

- b) Regulations
 - i) Dwelling Setback from a High Pressure Pipeline (Minimum) (Z.-1-162539) 20 metres
 - ii) Front and Exterior Yard Depth (Minimum): (Z.-1-192780) 3.0 metres

R8-3(6) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
 - i) Yard Setback (Adjacent to OS5) (Minimum): 10 metres 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.-1-192790)

R8-3(7) 1938 & 1964 Commissioners Road East

- a) Regulations:
 - i) Height (Maximum) 16 metres (4 storeys)
 - ii) Rear Yard Depth to OS Zone (Minimum) 4.0 metres
 - iii) Front Yard Depth (Minimum) 4.5 metres
 - iv) Interior Side Yard Depth to OS Zone (Minimum) 1.2 metres

R8-4 Zone Variation

R8-4(1)

- a) Regulations:
 - i) Setback from OS4 Line (Minimum) 0.0 metres

R8-4(2)

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

R8-4(3)

- a) Regulations

- i) Apartment buildings may have a minimum parking requirement of:
Bachelor, one bedroom apartment - 1 space per unit;
Two bedroom or larger apartment - 1.25 spaces per unit
(Z.-1-92091)

R8-4(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.
(O.M.B. File #R 910387 - Appeal #5011 December 21, 1993)

R8-4(5)

- a) Regulations
 - i) Lot Area (Minimum) 0.3 hectare (0.7 acres.)
 - ii) Setback from a Railway Right-of-way (Minimum) 30 metres (98 feet)

Setback from the 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.-1-94307)

R8-4(6)

- a) Regulations
 - i) Floor Area Ratio (Maximum) 65%
 - ii) Existing Uses Continued:
Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that , were it not for Section 1.3 is prohibited in this by-law where:
 - a) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and
 - b) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.
(Z.-1-96440 - O.M.B. File No. R960353)

R8-4(7)

- a) Regulations
 - i) Floor Area Ratio (Maximum) 80%
 - ii) Rear Yard and Interior Side 1.0 metre (3.3 feet) for each 1.0 metre (3.3 feet)

Yard Depth in height or as per
(Minimum)

Section 7.3 or Table 7.3 whichever is greater, where the yard abuts lands zoned Residential R1 or Residential R2.

iii) Parking Standard

One additional parking space for any dwelling unit greater than 70 square metres (753 square feet).

iv) Setback/Front Yard Exemption

Section 4.23 does not apply.

v) Existing Uses Continued:

Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that , were it not for Section 1.3 is prohibited in this by-law where:

- a) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and
- b) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.
(Z.-1-96440 - O.M.B. file No. R 960353 - Order Issue Date: October 20, 1997)

R8-4(8)

a) Regulations

- i) Floor Area Ratio 90%
(Maximum)
(Z.-1-96448)

R8-4(9)

a) Regulations:

- i) Setback from a 30 metres (98 feet)
Railway Right-of-Way
(Minimum)
- 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)

R8-4(10)

a) Regulations:

Notwithstanding the provisions of Section 3.9 2) a) of this By-law to the contrary, the maximum density calculation for the lands zoned R8-4(10) shall be based on a lot area of 1.33 hectares (3.29 acres) which includes the lands in the abutting Open Space Special Provision (OS5(5)) Zone.
(Z.-1-01876)

R8-4(11)

a) Regulations:

- i) Floor Area Ratio: 80%
(Maximum)

- ii) Rear Yard 24.4 metres (80 feet)
(Minimum)
- iii) Parking Standard
One additional parking space for any dwelling unit greater than 70 square metres (735 square feet).
(Z.-1-01894)

R8-4(12)

- a) Permitted Uses:
 - i) Apartment units within a converted place of worship;
 - ii) Duplex dwelling.
- b) Regulations:
 - i) Parking Standard (Duplex)
One space per 100 m² (1,076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this By-law, whichever is greater.
 - ii) Parking Standard
One additional parking space for any dwelling unit greater than 70 square metres (753 square feet).
(Z.-1-02954)

R8-4(13)

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

R8-4(14)

- a) Regulations:
 - i) Front and Exterior 2.15 metres
Side Yard Depth (7.05 feet)
(Minimum)
 - ii) Height 14.1 metres
(Maximum) (46.26 feet)
(Z.-1-061520)

R8-4(15)

- a) Permitted Use:
 - i) Residential dwelling units in the place of worship and parish hall as they exist at the time of the passing of the By-law.
- b) Regulations:
 - i) Additional Gross Floor Area for Architectural Features Such as Dormers and Stairwells. Maximum of 10% of existing gross floor area.
 - ii) Maximum Residential Dwelling Units on Lot 13
(Z.-1-061576)

- R8-4(16)
- a) Regulations:
- i) Setback from Arterial Road (Minimum) For all portions of a building above 8 metres (26.2 feet) in height, the required minimum setback shall be 60 metres
 - ii) Dwelling Setback 20 metres (66 feet) From High Pressure Pipeline (Minimum) (Z.-1-091891)
- R8-4(17)
- a) Regulations:
- i) Front and Exterior Side Yard Depth 4.5m (14.76 ft) plus 1m (3.3 ft) per 10 metres (32.8 ft) of main building height or fraction thereof above the first 3 metres (9.8 ft). (Z.-1-112020)
- R8-4(18)
- a) Regulations:
- i) Front Yard Setback (Minimum) 3.1 metres
 - ii) Rear Yard Setback (Minimum) 2.9 metres
 - iii) Interior Yard Setback (Minimum) 2.9 metres
 - iv) Floor Area Ratio (Maximum) 142%
 - v) Height to a depth of 40 metres from the Wharncliffe Road Allowance (Maximum) 14 metres
 - vi) Height balance of the property (Maximum) 11 metres
 - vii) Parking (Minimum) (Z.-1-122084) 50 spaces
- R8-4(19) 3535 Settlement Trail
- a) Regulations:
- i) Building Height 21 meters (maximum)
Front yard depth 6.0 meters (minimum) (Z.-1-122114)
- R8-4(20) 390 Princess Avenue
- a) Regulation
- i) The number of dwelling units, the yard setbacks and height of the existing building at 390 Princess Avenue shall be as existing on November 20, 2012 (Z.-1-122150)

- R8-4(21) 77 Tecumseh Avenue West
- a) Permitted Use:
- i) Residential dwelling units in the public school as it existed at the time of the passing of the By-law.
- b) Regulations:
- i) Additional Gross Floor Area for Architectural Features Such as Stairwells. Maximum of 10% of existing gross floor area.
- ii) Maximum Residential Dwelling Units on the Lot (Z.-1-132185) 22
- R8-4(22) 122 Wortley Road
- a) Regulations
- i) Setback from (south) interior side yard (Minimum) 2.5 metres
- ii) Setback from (north) interior side yard (Minimum) (Z.-1-142260) 4.07 metres
- R8-4(23) 77 Tecumseh Avenue West
- a) Regulations:
- i) Exterior Side Yard Depth (Minimum) (6.4m)
- ii) Residential Dwelling Units (Maximum) (Z.-1-142267) (22)
- R8-4(24) 1836 Richmond Street
- a) Additional Permitted Uses
- i) Commercial recreation establishments in existing buildings;
- ii) Day care centres in existing buildings;
- iii) Dwellings in existing buildings;
- iv) Offices in existing buildings;
- v) Places of worship in existing buildings;
- vi) Studios in existing buildings;
- vii) University school related functions in existing buildings.
- b) Regulations
- i) Front Yard Depth (Minimum) 0.0 metres (0.0 feet)
- ii) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer. (Z.-1-142301)
- R8-4(25)
- a) Regulations
- i) Front Yard Setback, Main Dwellings (Minimum): 3 metres (9.8 feet)
- ii) Front Yard Depth for Garages (Minimum.): 5.5 metres (18.0 feet)
- iii) Rear Yard Setback (Minimum): 3 metres (9.8 feet)
- iv) Notwithstanding Section 3.9(2), the maximum density calculation shall be based on a lot area of 2.43 hectares,

which includes the lands in the abutting Open Space Special Provision (OS4(10)) Zone.
(Z.-1-142328)

R8-4(26)

- 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)

R8-4 (26)** 164 Sherwood Forest Square

- a) Regulation[s]:
 - i) Lot Frontage (minimum) 21 metres (68.9 feet)
 - ii) Height of architectural towers (maximum) 16 metres (52.5 feet)
 - iii) No habitable space shall be permitted above 13 metres in height

** numbering issue – matches by-law, (Z.-1-142337)

R8-4(27)

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

R8-4(28)

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

R8-4(29)

- a) Regulations
 - i) Front & Exterior Side Yard Depth to Main Building (Minimum): 3.0 metres
 - ii) Height (Maximum) 18.0 metres
(Z.-1-162444)

R8-4(30)

- a) Regulations:
 - i) Density (Minimum) 70 units per hectare
(Maximum) 75 units per hectare
(Z.-1-162448)

- R8-4(31) 232-240 Oakland Avenue
- a) Additional Permitted Uses:
 - i) Townhouse
 - ii) Stacked Townhouse
 - b) Regulations:
 - i) Parking Spaces 264 Spaces
 - ii) Lot Frontage (Minimum) 11 metres
(Z.-1-162466)
- R8-4(32)
- a) Regulations:
 - i) Dwelling Setback From High Pressure Pipeline (Minimum) 20 metres (66 feet)
(Z.-1-162502)
- R8-4(33) 21 Wharncliffe Road South
- a) Regulations: for the existing building as of the date of the passing of the by-law
 - i) Height (maximum) 12m (39.4ft)
 - ii) Front Yard Setback (minimum) 6.2m (20.3 ft)
 - iii) Exterior Side Yard Setback (minimum) 0m (0ft)
 - iv) Minimum number of parking spaces where the total number of required spaces is 138 or less 100
 - v) Density – Units per hectare (maximum) 76
(Z.-1-162524)
- R8-4(35)
- a) Permitted Uses
 - i) Apartment buildings
 - ii) Lodging house class 2
 - iii) Stacked townhousing
 - b) Regulations
 - i) Dwelling Setback from a High Pressure Pipeline (Minimum) 20 metres
(Z.-1-172539)
- 915, 965, 1031 and 1095 Upperpoint Avenue
- c) Regulations:
 - ii) Front and Exterior Yard Depth (Minimum): 3.0 metres
(Z.-1-192780)
- R8-4(36) 1349, 1351, 1357 & 1361 Commissioners Road West
- a) Regulations

- i) Front Yard Depth (minimum) 2m (6.6 ft)
 - ii) Height (maximum) 16.5m (54.13 ft)
 - iii) Number of Parking Spaces (minimum) 65 spaces
 - iv) The density, lot area, lot coverage and landscaped open space calculation shall be based on a lot area which includes the lands in the abutting Open Space Special Provision (OS1(4)) Zone. (Z.-1-162540)

- R8-4(37) 169 Foster Avenue
 - a) Regulations:
 - i) Parking Spaces (minimum) 0.5 per unit
 - ii) Bedrooms (maximum) 1 per unit (Z.-1-172554)

- R8-4(38) 855 Trafalgar Street
 - a) Regulation[s]:
 - i) Front Yard Depth (minimum) 4 metres (13.12 feet)
 - ii) Western Interior Side Yard Depth (minimum) 1.28 metres (4.2 feet)
 - iii) Lot Frontage (minimum) 24 metres (78.75 feet)
 - iv) Parking (minimum) 8 spaces (Z.-1-172579)

- R8-4(39) 1235 – 1295 Fanshawe Park Road West
 - a) Additional Permitted Uses:
 - i) Nursing Homes
 - ii) Retirement Lodges
 - iii) Townhouse dwellings
 - b) Regulations:
 - i) Yard depths from Dalmagarry Road and Tokala Trail (Minimum) 2 metres (6.56 feet)
 - ii) Yard depths from Dalmagarry Road and Tokala Trail (Maximum) 5 metres (16.4 feet)
 - iii) Interior yard depth from north property line (Minimum) 6 metres (19.69 feet)
 - iv) Interior yard depth from west property line (Minimum) 7.5 metres (24.61 feet)
 - v) Yard depth from zone line between the R8-4(39) Zone 0 metres (0 feet)

and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone for a comprehensive development plan for all lands located within the R8-4(39) and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone (Minimum)

- vi) Yard depth from zone line between the R8-4(39) Zone and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone for development of lands located within the R8-4(39) Zone only (Minimum) per Table 12.3 -Residential R8 Zone
- vii) Density (Maximum for all lands at 1235 - 1295 Fanshawe Park Road West in the R8-4(39) and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone) 97 units/ha. (39.3 units/acre)
- viii) Parking and Drive Aisles
No parking or drive aisles between the buildings and the public streets (Z.-1-182634)

R8-4(40) 1235 – 1295 Fanshawe Park Road West

a) Additional Permitted Uses:

- i) Nursing Homes
- ii) Retirement Lodges
- iii) Townhouse dwellings

b) Regulations:

- i) Building Form - All uses may develop in standalone buildings, a shopping centre building, or as part of a mixed-use residential/commercial building, including a live-work format
- ii) Yard depth from Dalmagarry Road (Minimum) 2 metres (6.56 feet)
- iii) Yard depth from Dalmagarry Road (Maximum) 5 metres (16.4 feet)
- iv) Yard depth from zone line between the R8-4(39) Zone and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone for a comprehensive development plan for all lands located within the R8-4(39) and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone (Minimum) 0 metres (0 feet)
- v) Yard depth from zone line between the R8-4(39) Zone and the R8-4(40)/ASA3/ASA6/ASA8(5) Zone for residential development, on lands located within the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone only (Minimum) per Table 12.3 - Residential R8
- vi) Yard depth from zone line between the R8-4(39) Zone and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) 8 metres (26.25 feet)

Zone for mixed-use or commercial development, on lands located within the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone only
(Minimum)

- vii) Interior yard depth from west property line (Minimum) 7.5 metres (24.61 feet)
- viii) Yard depth from Fanshawe Park Road West for new development or redevelopment (Minimum) 2 metres (6.56 feet)
- ix) Yard depth from Fanshawe Park Road West for new development or redevelopment (Maximum) 6 metres (19.69 feet)
- x) Height (Maximum) 15 metres (49.21 feet)
- xi) Density (Maximum for all lands at 1235 - 1295 Fanshawe Park Road West in the R8-4(39) and the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone) 97 units/ha. (39.3 units/acre)
- xii) Density (Maximum for lands in the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zone only) 114 units/ha. (46.2 units/acre)
- xiii) Parking and Drive Aisles
No parking, for new development or drive aisles, or redevelopment drive-through facilities between the buildings and the public streets
- xiv) Mixed-use residential/commercial buildings may include any of the uses permitted in the R8-4(40)/ASA3(10)/ASA6(4)/ASA8(5) Zones but shall comply with the regulations of the R8-4(40) Zone.
(Z.-1-182634)

R8-4(41) 1090, 1092, and 1096 Hamilton Road

- a) Regulations:
 - i) Front yard depth (minimum) 0.8 metres (2.6 feet)
 - ii) Parking (minimum) 56 spaces
(Z.-1-182648)

R8-4(42) 391 South Street

- a) Additional Permitted Uses
 - i) Offices
 - ii) Medical-dental offices
 - iii) Clinics
 - iv) Day care centres
 - v) Studios
 - vi) Convenience stores
 - vii) Pharmacies

- viii) Financial institutions
- ix) Personal service establishments
- x) Restaurants, eat-in
- xi) Business service establishments
- xii) Hotels
- xiii) Retail Store

b) Regulations

- i) Within the existing building, there will be no limit on the location of non-residential floor area or floor space permitted within, with the exception of the retail store use.
- ii) For the existing building, the height is as existing on the date of the passing of the by-law.
- iii) Residential uses located on the ground floor of the existing building may occupy no more than 80% of the total ground floor gross floor area
- iv) Within new buildings, non-residential uses are restricted to the ground floor with a maximum combined gross floor area of 850m²
- v) Lot Frontage Minimum 25m
- vi) Lot Coverage Maximum 80%
- vii) Height Minimum 9m (29 ft)
Maximum 13 m (42 ft)
- viii) Density Minimum 50 units per hectare
Maximum 60 units per hectare
- ix) Front and Exterior Side Yard Setbacks Minimum 0m (0 ft)
Maximum 3m (10 ft)
- x) Rear Yard Requirements Maximum 3m (10 ft)
- xi) Interior Side Yard Requirements Minimum 2m (6 ft)
- xii) Landscaped Open Space Minimum 20%
- xiii) Parking requirement for residential uses Minimum 0.75 spaces per unit
- xiv) Retail Store Total Gross Floor Area Maximum 300m² (3,229 sq ft)
- xv) Offices/Medical Dental Offices maximum (Z.-1-182687) 2,000m² for new buildings

R8-4(43) 2054 Adelaide Street North

a) Regulations

- i) Front Yard Setback, Main Dwellings (Minimum): (Z.-1-192775 - LPAT Issued - 2018-11-05) 3 metres (9.8 feet)

- R8-4(44) 440 Clarke Road
- a) Permitted Uses:
- i) Apartment Building, with any or all of the other permitted uses on the first floor.
- b) Regulation[s]:
- i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line.
(Z.-1-192730)
- R8-4(45) 447 Old Wonderland Road
- a) Regulations:
- i) Front Yard Depth 0.75 metres
(Minimum): (2.46 feet)
- ii) Exterior Side Yard Depth 0.75 metres
(Minimum): (2.46 feet)
- iii) Setback of Balcony Projection to Lot Line 0.75 metres
(Minimum): (2.46 feet)
- iv) Building Height 15.5 metres
(Maximum): (50.85 feet)
- v) Density 78 units per hectare
(Maximum):
(Z.-1-192733)
- R8-4(46) 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 3m (9.8ft)
(Minimum):
(Z.-1-192756)
- R8-4(47) 480 Edgevalley Road
- a) Regulations:
- i) For the purpose of this by-law, the front lot line shall be deemed to be Kilally Road.
- ii) Density 75 units per hectare
(Maximum):
- iii) Height Four (4) storeys
(Maximum): 15 metres (49.2 feet)
- iv) Front Yard Setback 2.0 metres (6.6 feet)
(Minimum): 6.0 metres (19.7 feet)
(Maximum):
- v) Exterior Side Yard Depth - Edgevalley Road 3.0 metres (9.8 feet)
(Minimum): 7.0 metres (23.0 feet)
(Maximum):
- vi) Exterior Side Yard Depth - Agathos Street 2.0 metres (6.6 feet)
(Minimum):
(Z.-1-192785)
- R8-4(48) 475 Edgevalley Road
- a) Regulations:

- i) For the purpose of this by-law, the front lot line shall be deemed to be Kilally Road.
- ii) Density (Maximum): 75 units per hectare
- iii) Height (Maximum): Four (4) storeys
16 metres (52.5 feet)
- iv) Front Yard Setback (Minimum): 2.0 metres (6.6 feet)
(Maximum): 6.0 metres (19.7 feet)
- v) Exterior Side Yard Depth - Edgevalley Road (Minimum): 3.0 metres (9.8 feet)
(Maximum): 7.0 metres (23.0 feet)
- vi) Exterior Side Yard Depth - Agathos Street (Minimum): 2.0 metres (6.6 feet)
(Z.-1-192785)

R8-4(49) 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): 75 units per hectare
- iii) Building Orientation – The principle entrance shall be oriented to Colonel Talbot Road or at the corner of Colonel Talbot Road and future Street A.
(Z.-1-192790)

R8-4(50) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Front Yard Setback (Dwelling or Building) (Minimum) 3 metres (9.8 feet)
- ii) Front Yard Setback (Dwelling or Building) 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) Interior Side Yard (Minimum) 1.2 metres (3.9 feet)
- v) Density (Minimum) 30 units per hectare
(Maximum) 75 units per hectare
- vi) 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.
(Z.-1-192790; Z.-1-223051)

R8-4(51) 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)
(Maximum) | 30 units per hectare
75 units per hectare |
| iii) | Height (Maximum): | 4 Stories |
| iv) | Building Orientation – The principle entrance shall be oriented to Street A or at the corner of Street A and Street D.
(Z.-1-192790) | |
- R8-4(52) 3700 Colonel Talbot Road and 3645 Bostwick Road
- a) Regulations:
- | | | |
|------|--|---|
| i) | Front Yard and Exterior Side Yard Depth (m)
(Minimum):
(Maximum): | 1.0 metres (3.3 feet)
4.0 metres (13.1 feet) |
| ii) | Density
(Minimum):
(Maximum): | 30 units per hectare
100 units per hectare |
| iii) | Height
(Minimum):
(Maximum): | 2 Storeys
4 Storeys |
| iv) | Building Orientation – The principle entrance shall be oriented to Bostwick Road.
(Z.-1-192790) | |
- R8-4(53) 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 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) | |
- R8-4(54) 1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) Regulation[s]
- | | | |
|------|---|----------------------------|
| i) | Density
(maximum) | 100uph (41 units per acre) |
| ii) | Height | 3 storey (maximum) |
| iii) | Front & Exterior 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) | |
| vi) | | |

- R8-4(55) 1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road
- a) 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) (Z.-1-202869) | 30 metres (98.4 feet) |
- R8-4(56) Old Victoria Hospital Lands Phase II
- a) Additional Permitted Uses
- i) Offices;
 - ii) Medical/dental offices;
 - iii) Clinics;
 - iv) Day care centres;
 - v) Studios;
 - vi) Convenience stores;
 - vii) Pharmacies;
 - viii) Financial institutions;
 - ix) Personal service establishments;
 - x) Restaurant, eat-in;
 - xi) Business service establishments;
 - xii) Hotel within existing buildings;
 - xiii) Craft brewery;
 - xiv) Artisanal workshop
- b) Regulations
- | | | |
|-------|--|--|
| i) | Non-residential uses are restricted to the first and second floor, with the exception of existing buildings which have no limit on the amount or location of non-residential floor area permitted within them. | |
| ii) | Front and Exterior Side Yard Depth (Minimum) | 1.0 m (3.2 ft) or as existing for existing buildings |
| iii) | Front and Exterior Side Yard Depth (Maximum) | 3.0 m (9.8 ft) or as existing for existing buildings |
| iv) | Rear Yard Depth (Minimum) | 3.0 m (9.8 ft) or as existing for existing buildings |
| v) | Interior Side Yard Depth (Minimum) | 2.0 m (6.6 ft) or as existing for existing buildings |
| vi) | Yard Depth Between R8-4 Zones (Minimum) | 0 m (0 ft) |
| vii) | Landscaped Open Space (Minimum) | 20% or as existing for existing buildings |
| viii) | Lot Coverage (Maximum) | 80% |
| ix) | Building Height (Minimum) | 9.0 m (29.5 ft) |
| x) | Building Height (Maximum) | 34.5 m (113 ft) or 11 storeys, whichever is greater |

	xi)	Density (Minimum) (No maximum)	50 UPH
	xii)	Parking for Residential Uses (Minimum)	0.5 spaces per unit
	xiii)	Parking for All Uses Within Existing Buildings (Minimum)	0 spaces
	xiv)	Podium Height (Minimum)	3 storeys
	xv)	Podium Height (Maximum)	4 storeys
	xvi)	Tower Step Back Beyond the 4th Storey (Minimum) (Z.-1-202877)(Z.-1-222979)	3 m (9.8 ft)
R8-4(57)		Old Victoria Hospital Lands Phase II	
	a)	Additional Permitted Uses	
		i) Offices;	
		ii) Medical/dental offices;	
		iii) Clinics;	
		iv) Day care centres;	
		v) Studios;	
		vi) Convenience stores;	
		vii) Pharmacies;	
		viii) Financial institutions;	
		ix) Personal service establishments;	
		x) Restaurant, eat-in;	
		xi) Business service establishments;	
		xii) Hotel within existing buildings;	
		xiii) Craft brewery;	
		xiv) Artisanal workshop	
	b)	Regulations	
		i) Front and Exterior Side Yard Depth (Minimum)	1.0 m (3.2 f)
		ii) Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
		iii) Rear Yard Depth (Minimum)	2.0 m
		iv) Interior Side Yard Depth (Minimum)	0.0 m
		v) Landscaped Open Space (Minimum)	16.4%
		vi) Lot Coverage (Maximum)	80%
		vii) Building Height (Minimum)	9.0 m (29.5 ft)
		viii) Building Height (Maximum)	34.5 m (113 ft) or 11 storeys, whichever is greater
		ix) Density (Minimum) (No maximum)	50 UPH
		x) Parking for Residential Uses (Minimum)	0.5 spaces per unit
		xvii) Podium Height (Minimum)	3 storeys
		xviii) Podium Height (Maximum)	4 storeys
		xix) Tower Step Back Beyond the 4th Storey (Minimum) (Z.-1-202877)	3 m (9.8 ft)
		xx) Front Lot Line	Notwithstanding Section 2 of this by-law, for 124 Colborne Street –

		Colborne Street is recognized as the front lot line.
	xxi) Parking for commercial uses (minimum)	0
	xxii) Yard Encroachments	Notwithstanding Section 4.27 of this by-law yard encroachments up to 0.0m from the lot line are permitted for balconies, architectural features, terraces, patios, porches and canopies.
	(Z.-1-222979)	
R8-4(58)	Old Victoria Hospital Lands Phase II	
	a) Additional Permitted Uses	
	i) Hotel within existing buildings;	
	ii) Day care centres;	
	iii) Libraries;	
	iv) Post office depots;	
	v) Private schools	
	b) Regulations	
	i) Front and Exterior Side Yard Depth (Minimum)	1.0 m (3.2 ft) or as existing for existing buildings
	ii) Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft) or as existing for existing buildings
	iii) Rear Yard Depth (Minimum)	3.0 m (9.8 ft) or as existing for existing buildings
	iv) Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft) or as existing for existing buildings
	v) Yard Depth Between R8-4 Zones (Minimum)	0 m (0 ft)
	vi) Landscaped Open Space (Minimum)	20% or as existing for existing buildings
	vii) Lot Coverage (Maximum)	80%
	viii) Building Height (Minimum)	9.0 m (29.5 ft)
	ix) Building Height (Maximum)	25.5 m (83.7 ft) or 8 storeys, whichever is greater
	x) Density (Minimum) (No maximum)	30 UPH
	xi) Parking for Residential Uses (Minimum)	0.5 spaces per unit
	xii) Parking for All Uses Within Existing Buildings (Minimum)	0 spaces
	xx) Podium Height (Minimum)	3 storeys
	xxi) Podium Height (Maximum)	4 storeys
	xxii) Tower Step Back Beyond	3 m (9.8 ft)

	the 4th Storey (Minimum) (Z.-1-202877)	
xxiii)	Front Lot Line	Notwithstanding Section 2 of this by-law, for 370 South Street – South Street is recognized as the front lot line.
xxiv)	Yard Encroachments	Notwithstanding Section 4.27 of this by-law yard encroachments up to 0.0m from the lot line are permitted for balconies, architectural features, terraces, patios, porches and canopies.
	(Z.-1-222979)	
R8-4(59)	Old Victoria Hospital Lands Phase II	
a)	Permitted Uses	
	i) Stacked townhouses	
	ii) Apartment buildings	
b)	Regulations	
	i) Front and Exterior Side Yard Depth (Minimum)	1.0 m (3.2 ft)
	ii) Front and Exterior Side Yard Depth (Maximum)	3.0 m (9.8 ft)
	iii) Rear Yard Depth (Minimum)	3.0 m (9.8 ft)
	iv) Interior Side Yard Depth (Minimum)	2.0 m (6.6 ft)
	v) Landscaped Open Space (Minimum)	20%
	vi) Lot Coverage (Maximum)	80%
	vii) Building Height (Minimum)	9.0 m (29.5 ft)
	viii) Building Height (Maximum)	19.5 m (64 ft) or 5 storeys, whichever is greater
	ix) Density (Minimum) (No maximum)	15 UPH
	x) Density (Maximum) (Deleted by By-law Z.-1-222979)	
	xi) Parking for Residential Uses (Minimum)	0.5 space per dwelling unit
	xii) Residential Garage Width (Maximum) (Z.-1-202877)	50% of the building width
xiii)	Front Lot Line	Notwithstanding Section 2 of this by-law, for 124 Colborne Street - Colborne Street is recognized as the front lot line.
		Notwithstanding Section 2 of this by-law, for 370 South Street - Hill Street is recognized as the front lot line.

	xiv) Rear Yard Depth - 124 Colborne Street (minimum)	2.0 m
	xv) Interior Side Yard Depth - 124 Colborne Street (minimum)	0.0 m
	xvi) Landscaped Open Space - 124 Colborne Street (minimum)	17.3 %
	xvii) Yard Encroachments	Notwithstanding Section 4.27 of this by-law yard encroachments up to 0.0m from the lot line are permitted for balconies, architectural features, terraces, patios, porches and canopies.
	(Z.-1-222979)	
R8-4(60)	1150 Fanshawe Park Road East	
	a) Regulations	
	i) Frontage (Minimum) (Z.-1-202891)	22 metres (72 feet)
R8-4(61)	260 Sarnia Road	
	b) Regulations	
	viii) Front Yard Depth (minimum)	1.0 metres (3.2 feet)
	ix) Parking (Minimum) (Z.-1-212899)	1 space per unit
R8-4(62)	6019 Hamlyn Street	
	a) Regulations	
	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) Height (maximum)	20 metres (65.62 feet) (6-storeys)
	iv) The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-212910)	
R8-4(63)	345 Sylvan Street	
	a) Regulations	
	i) Frontage (min)	20.0m
	ii) Parking (min)	0.5 spaces per unit
	iii) Dwelling unit size (min)	Notwithstanding 4.6 of this by-law the minimum required size for a one-bedroom

dwelling unit shall be 41.0 square meters.

- iv) Accessory Structures Notwithstanding 4.1 of this by-law accessory structures may be permitted in the front yard to provide long-term bicycle parking.
(Z.-1-212914)

R8-4(64) 1478 Westdel Bourne

a) Permitted Uses:

- i) Apartment buildings;
- ii) Lodging house class 2;
- iii) Stacked townhousing

b) Regulations:

- iii) Height (Maximum): 16 metres (4 storeys)
- iv) Dwelling Setback from a High Pressure Pipeline (Minimum) (Z.-1-212920) 20 metres

R8-4(65) 467-469 Dufferin Avenue

a) Permitted Use[s]:

- i) An Apartment Building, and;
- ii) An Accessory Use (Structure), in conjunction with the Apartment Building

b) Regulations (Main Building):

- i) Lot Area 390.0 square metres (minimum)
- ii) Lot Frontage 12.0 metres (minimum)
- iii) Front Yard Setback (minimum) 1.0 metres (minimum)
- iv) Front Yard Setback (maximum) 2.0 metres (maximum)
- v) Interior Side Yard Setback(s) 1.2 metres (minimum)
- vi) Rear Yard Setback 8.0 metres (minimum)
- vii) Landscaped Open Space 45% (minimum)
- viii) Lot Coverage, total 53% (maximum)
- ix) Height 12 metres (maximum)
- x) Density 231 units per hectare (maximum)
- xi) Number of Units Per Lot (total) nine (9) (maximum)
- xii) Number of Bedrooms:
Notwithstanding the number of units within the apartment building, the total number of bedrooms shall not exceed nine.

- xiii) Building Depth 74% (maximum)
 - xiv) Parking Area Coverage 0% (minimum)
 - xv) Parking Requirements:
Zero (0) spaces are required and permitted.
 - xvi) Parking Standards:
No parking area, driveway, access aisle, parking space, nor any motorized vehicle storage is required, or permitted.
- c) Regulations (Accessory Use (Structure)):
- i) Coverage 10% (maximum)
 - ii) Interior Side and Rear Yard Setback 0.3 metres (minimum)
 - iii) Height 4.3 metres (maximum)
- d) Overhanging Neighbouring Properties and Drainage:
- i) Notwithstanding any regulations herein, nothing in this special provision zone shall permit any portion of any main or accessory structure to encroach onto, or overhang, neighbouring properties either above or below ground.
 - ii) Roof water downspouts shall be directed so as to not drain onto adjoining properties, in accordance with the Drainage By-law WM-4.
LPAT Enacted April 8, 2021 – PL180089 – Z.-1-212931

R8-4(66) 611-615 Third Street

a) Regulations:

- i) Front Yard Depth (Minimum): 2.2 metres (7.2 feet)
- ii) Interior Side Yard Depth (Minimum): 4.57 metres (14.9 feet)
- iii) Parking (Minimum): 1.05 spaces per unit
(Z.-1-212922)

R8-4(67) 14 Gideon Drive and 2012 Oxford Street West

a) Permitted Uses:

- i) Apartment buildings;
- ii) Lodging house class 2;
- iii) Stacked townhouse dwellings

b) Regulations:

- i) Height (Maximum) 16 metres (4 storeys)
- ii) Dwelling Setback from along Oxford Street West up to 6 metres

and Gideon to ensure the buildings are street-oriented
(Maximum)
(Z.-1-212966)

R8-4(68) 1408 Ernest Avenue

a) Regulations:

- i) Front yard setback (minimum) 4.0 metres (13.12 feet)
- ii) Interior side yard setback (minimum) 4.0 metres (13.12 feet)
(Z.-1-222991)

R8-4(69) 1140 Sunningdale Road East

a) Regulations:

- i) Front Yard Depth (minimum) 22.0 metres (72.2 feet) as measured from the front lot line existing on the date of passing this by-law
- ii) Interior Side Yard Depth (East) (minimum) 3.0 metres (9.8 feet)
- iii) Interior Side Yard Depth (West) (minimum) 1.0 metre (3.2 feet) per 1.0 metre (3.2 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 7.5 metres (24.6 feet)
- iv) Rear Yard Depth (minimum) 1.0 metre (3.2 feet) per 1.0 metre (3.2 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 7.5 metres (24.6 feet)
- v) Location of Underground Parking Ramp (minimum) 3.0 metres (9.8 feet) to all lot lines.
- vi) Height (maximum) 16.0 metres (52.5 feet) or 4-storeys, whichever is less.
(Z.-1-222998)

R8-4(70) 475 Grey Street

a) Regulations

- i) Front Yard Depth (Minimum) 3.2 meters
- ii) Rear Yard Depth (Minimum) 3.3 meters
- iii) Exterior Side Yard Depth (Minimum) 3.3 meters

- iv) Density (Maximum) 96 units per hectare
 - v) Parking (Minimum) 34 spaces or 0.9 spaces/unit
 - vi) The definition of 'STACKED TOWNHOUSE' permits units to be stacked three (3) units high. (Z.-1-223006)
- R8-4(71) 517, 521 and 525 Fanshawe Park Road East
- a) Regulations
 - i) Front Yard Depth (Minimum) 1.0 metres (3.3 feet)
 - ii) Exterior Side Yard Depth (Minimum) 1.0 metres (3.3 feet)
 - iii) Height (Maximum) (Z.-1-223019) the lesser of 14.0 metres, or 4 storeys
- R8-4(72) 551-555 Waterloo Street
- a) Regulations
 - i) Front Yard Depth (Minimum) 0.0 metres
 - ii) North Interior Side Yard Depth (Minimum) 0.4 metres
 - iii) South Interior Side Yard Depth (Minimum) 4.0 metres
 - iv) Gross Floor Area (Maximum) 1,600 square metres
 - v) Height (Maximum) 10 metres
 - vi) Home occupations shall be permitted within dwellings units in apartment buildings and restricted to the ground floor and occupy no more than 25% of total floor area of the dwelling unit, up to a maximum of 35 square metres, whichever is less. All other provisions of Section 4.10 shall be applied to any home occupation within the dwelling unit of the apartment building. (Z.-1-223024)
- R8-4(73) 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)

- 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)

R8-4(74) 801 Sarnia Road

- a) Regulations
 - i) Front Yard Depth to Arterial Road (minimum) 4.0 meters (13.1 feet)
 - ii) Rear Yard Setback to Open Space (minimum) 13 meters (42.6 feet)
 - iii) Height (maximum) 16 meters (52.4 feet)
 - iv) Parking1 space per unit (minimum)
 - v) Density (maximum) 96 units per hectare (72 dwelling units) (Z.-1-223041)

R8-4(75) 18 Elm Street

- a) Additional Permitted Uses
 - i) Day Care Centre
 - ii) Community Centre
- b) Regulations
 - x) Gross Floor Area non-residential uses (max) 1400 sq.m.
 - xi) Front Yard Setback (min) 4 m
 - xii) North Interior Sideyard Setback (min) 4 m
 - xiii) Parking spaces for all uses in a mixed-use apartment building 46 spaces (Z.-1-223044)

R8-4(76) 3510 & 3524 Colonel Talbot Road

- a) Additional permitted uses, limited to the first floor
 - i) Bake shop
 - ii) Commercial recreation establishment
 - iii) Convenience store
 - iv) Food stores
 - v) Office, business
 - vi) Office, service
 - vii) Office, professional
 - viii) Personal service establishments
 - ix) Pharmacy
 - x) Retail store
 - xi) Restaurants
- b) Regulations
 - i) Front and Exterior Side Yard Depth (Minimum) 1.0 metres (3.3 feet)
 - ii) Front and Exterior Side Yard Depth (Maximum) 3.0 metres (9.8 feet)

- iii) Height (Maximum) the lesser of 15.0 metres, or 4 storeys
- iv) Density 87 units per hectare
- v) Gross Floor Area for Additional Permitted Uses (Maximum) 435.0 square metres (4682.3 square feet)
- vi) Parking (Minimum) 60 spaces
- vii) Notwithstanding the Site Plan Control By-law, setback for the parking area from south property line shall be 3.0 metres (9.8 feet).
- viii) The primary entrance of commercial units shall be oriented to adjacent streets.

R8-4(77) 4519, 4535 and 4557 Colonel Talbot Road

- a) Permitted Uses:
Stacked Townhouses
- b) Regulations
 - i) Density (Maximum) 83 units per hectare
 - ii) Driveways in the southeast corner (Minimum) (Z.-1-223053) 0.5metres

R8-4(78) 366 Hill Street

- a) Permitted use
 - i) Stacked townhouse dwellings
- b) Regulations
 - i) Front Yard Depth (Minimum) 1.0 metres (3.28 feet)
 - ii) Front Yard Depth (Maximum) 3.0 metres (9.84 feet)
 - iii) East Interior Yard Setback for development 3 storeys or less (Minimum) 2.0 metres (6.56 feet)
 - East Interior Yard Setback for development above 3 storeys (Minimum) 1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or fraction thereof above 3 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet)
 - iv) Landscape Open Space (Minimum) 29%
 - v) Height 4 storeys, or 13.0 metres (42.7 feet), whichever is

less (Z.-1-223067)

R8-4(79) 931-1225 Southdale Road East

a) Additional Permitted Uses

- i) Townhouses
- ii) Day Care Centre
- iii) Community Centre
- iv) Institution
- v) Assembly Hall
- vi) Conference Facilities
- vii) Studio

b) Regulation[s]

- i) Exterior Side Yard (min) 1.0m
- ii) Height (max) 18.0m
- iii) Gross Floor Area for All Non-Residential Uses (max) 500sq.m
- iv) Balconies and Architectural Projections 0.0m from lot line
- v) Accessory Structures – Permitted in Front and Exterior Side Yards with a minimum setback of 0.0m from all lot lines (Z.-1-233075)

R8-4(80) 952 Southdale Road West

a) Regulations

- i) Front and Exterior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
- ii) Interior Side Yard Depth Abutting the Commercial Zone to the South (Minimum) 10.5 metres (34.5 feet)
- iii) Density (Maximum) 97 units per hectare
- iv) The definition of 'STACKED TOWNHOUSE' permits units to be stacked three (3) units high, to a maximum height of 13.0 metres (42.7 feet), or three storeys.
- v) The lot line which abuts Colonel Talbot Road shall be interpreted as the front lot line. (Z.-1-233078)

R8-4(81) 608 Commissioners Road West

a) Regulations

- i) Height (Maximum) 22.0 metres
- ii) Density (Maximum) 215 Units per hectare (uph) (Z.-1-233089)

R8-4(82) 3480 Morgan Avenue

a) Regulations

- i) Front Yard Depth (Minimum) 3.3m (10.8ft)
- ii) Interior Side Yard Depth (Minimum) 2.2m (7.2ft)
- iii) Rear Yard Depth (Minimum) 4.5m (14.8ft)
- iv) Landscaped Open Space (Minimum) 27%
- v) Height (Maximum) 14m (45.9ft)
- vi) Density (Maximum) (Z.-1-233106) 87 unit per hectare

R8-4(83) 644-646 Huron Street

a) Regulations

- i) Front Yard Depth (Minimum) 2.5 metres
- ii) Interior Side Yard Depth (Minimum) 5.0 metres
- iii) Landscaped Open Space (Minimum) 29%
- iv) Building Height (Maximum) 23 metres
- v) Density (Maximum) (Z.-1-233113) 250 UPH

R8-4(84) 46 Elmwood Place

a) Permitted Use

- i) Apartment building

b) Regulations

- i) Parking Area setback from front lot line (Minimum) 0.0 metres
- ii) Front Yard Depth (Minimum) 4.71 metres
- iii) Rear Yard Depth (Minimum) 1.82 metres
- iv) East Interior Side Yard Depth (Minimum) 4.17 metres
- v) Parking Area Setback (Minimum) 0.81 metres
- vi) Lot Coverage (Maximum) 32.7%
- vii) Density (Maximum) (Z.-1-233129) 82 units per hectare

R8-4(85) 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 abutting Open Space Special Provision (OS5(24)) Zone lands.
- d) Regulations:
 - i) Front Yard Depth (m) (min): 3.0
 - ii) Exterior Side Yard Depth (m) (min): 3.0
 - iii) Lot Coverage (%) (max): 45
 - iv) Density (uph) (max): 100
 - v) Interior Side Yard Depth from Open Space Zone (m) (min): 1.0
 - vi) Height (max): 22.0 m or 6-storeys
(Z.-1-233132 – OLT Enacted OLT-22-004106)

R8-4(86) 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) Lot Coverage (%) (max): 45
 - iv) Density (uph) (max): 100
 - v) Height (max): 22.0 m or 6-storeys
(Z.-1-233132 – OLT Enacted OLT-22-004106)

R8-4(87) 1901 Jalna Boulevard

- a) Additional Permitted Uses
 - i) Standard townhouses
 - ii) Community centre accessory to the apartment building with a maximum gross floor area of 300 square metres.
- b) Regulations:
 - i) For the purposes of Zoning, Jalna Boulevard to the west is to be considered the front lot line.
 - ii) Front Yard Depth 6.0 metres (19.7 feet)
(Minimum)
 - iii) North Exterior Side Yard Depth 2.0 metres (6.6 feet)
(Minimum)
 - iv) South Exterior Side Yard Depth 2.0 metres (19.7 feet)
(Minimum)
 - v) Density 132 units per hectare
(Maximum)
 - vi) Apartment Building Height 22.0 metres (6-storeys)
(Maximum)
 - vii) Encroachment - Balconies 1.5 metre projection into

- on Apartment Building the north exterior side yard
- viii) Driveway Width (Maximum) 4.6 metres
- ix) Notwithstanding Section 4.19.4) b) parking may be permitted in the south exterior yard along Jalna Boulevard (Z.-1-233155)
- R8-4(88) 610-620 Beaverbrook Avenue
- a) Regulations
- i) Front Yard Depth (minimum): 4.5 metres
- ii) Rear Yard Depth (minimum): 5.0 metres
- iii) North Interior Side Yard Depth (minimum): 10.0 metres
- iv) Height (maximum): 17 metres
- v) Landscaped Open Space (minimum): 24% (Z.-1-233156)
- R8-4(89) 6019 Hamlyn Street
- a) Regulations
- i) Interior Side & Rear Yard 3.0 metres
- ii) Front and Exterior Side Yard Depth to Sight Triangle (Minimum) 0.8 metres
- iii) Front and Exterior Side Yard Depth (Maximum) 7.0 metres
- iv) Landscaped Open Space (%) (Minimum) 25%
- v) Density – Units Per Hectare (Maximum) (Z.-1-233160) 100 UPH
- R8-4(90) 755, 785 and 815 Wonderland Road South
- a) Additional Permitted Use
- i) Cluster Townhouse Dwellings
- ii) Apartment buildings with any or all of the other permitted uses on the first floor.
- b) Regulations
- i) Height (Maximum) 24.0 metres (78.7 feet)
- ii) Density (Maximum) (Z.-1-243189 – OLT-23-000367) 150 Units per Hectare
- R8-4(91) 1467 Wharnccliffe Road South
- a. Regulations
- i) Density – Units per hectare (maximum) 77
- ii) Front Yard Setback (minimum) 4.5m (15.1 feet)

	iii)	Exterior Side Yard Setback (minimum)	5.3m (18.0 feet)
	iv)	Parking Setback from Westerly Lot Line (minimum) (Z.-1-243192)	2.0m (6.6 feet)
R8-4(92)		735 Southdale Road West	
	a)	Regulations	
	i)	Front Yard Setback (Minimum)	1 metre
	ii)	Rear Yard Setback (Minimum)	20 metres where lands abuts a Residential or Urban Reserve Zone;
	iii)	Rear Yard Setback (Minimum)	0 metres where lands abuts an Open Space (OS5) Zone, with a 30 metre buffer from the existing wetland feature;
	iv)	Interior Side Yard Setback (Minimum)	10 metres
	v)	Lot Coverage (Minimum)	27%
	vi)	Height (Maximum)	12 storeys or 38 metres, whichever is shorter
	vii)	Density (Maximum) (Z.-1-243225)	231 units per hectare
R8-4(93)		1 Fallons Lane	
	a)	Regulations	
	i)	Front Yard Depth (Minimum)	4.3 metres
	ii)	Interior (East) Side Yard Setback (Minimum)	2.9 metres
	iii)	Building Height (Maximum)	22.0 metres
	iv)	Density (Maximum)	182.5 units per hectare
	v)	Bicycle Parking Spaces (Minimum) (Z.-1-243228)	26 long-term spaces and 5 short-term spaces
R8-4(94)		934 Oxford Street West	
	a)	Regulations	
	i)	Density (Maximum)	80 units per hectare
	ii)	Lot Frontage (Minimum)	22.8 metres (74.8 feet)
	iii)	East Interior Side Yard Depth (Minimum)	2.4 metres (7.9 feet) when the building wall contains no windows to bedrooms

- iv) East Interior Side Yard Depth (Minimum) 6.0 metres (19.7 feet) when the building wall contains windows to bedrooms.
- v) West Interior Side Yard Depth (Minimum) 2.4 metres (7.9 feet) when the building wall contains no windows to bedrooms
- vi) West Interior Side Yard Depth (Minimum) 6.0 metres (19.7 feet) when the building wall contains windows to bedrooms.
- vii) Rear Yard Setback (Minimum) 15 metres (49.21 feet)
- viii) Parking Setback from Southerly Lot Line (Minimum) 3.0 m (9.8 feet)
- ix) No below-grade units and sunken amenity areas shall be permitted fronting Oxford Street West (Z.-1-243233)

R8-4(95) 539 & 543 Topping Lane

- a) Regulations
 - i) Lot Area (minimum): 2,900 square metres
 - ii) Front Yard Depth (minimum): 3.0 metres
 - iii) Exterior Side Yard Depth (minimum): 2.5 metres
 - iv) North Interior Side Yard Depth (minimum): 4.5 metres
 - v) Rear Yard Depth (minimum): 6.0 metres
 - vi) Density (maximum): 190 units per hectare
 - vii) Height (maximum): 16.0m
 - viii) Lot Coverage (maximum): 50%
 - ix) Landscaped Open Space (minimum): 25%
 - x) The principal building entrance shall be oriented to face Topping Lane, or the corner of Topping Lane and Eaton Park Drive.
 - xi) Any height limitations of this by-law shall not apply to the enclosed portion of the rooftop amenity area. Additionally, any portion of the enclosed rooftop amenity area shall be subject to the following regulations:
 - i. The total floor area of the enclosed shall not exceed 10% of the floor area of the storey directly beneath.
 - ii. The enclosure shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath.
 - iii. The total vertical distance from the uppermost point of the building to the top of the enclosed shall not exceed 3.75 metres in height.
(Z.-1-243244)

R8-4(96) 850 Highbury Avenue North (Residential - Policy Areas 1A & 2)

- a) Regulations:
 - i) Front, Side and Rear Yard Depth (Minimum) – 4.5 metres (14.7 feet)

- ii) Height (Minimum) – The lesser of 2-storeys or 8.0 metres
- iii) Height (Maximum) – See Zone Map
- iv) Density Units Per Hectare (Minimum) – 30
- v) Density Units Per Hectare (Maximum) – See Zone Map (Z.-1-243254)

R8-4(97) 850 Highbury Avenue North (Residential - Policy Area 1A)

a) Regulations:

- i) Front, Side and Rear Yard Depth (Minimum) – 4.5 metres (14.7 feet)
- ii) Height (Minimum) – The lesser of 2-storeys or 8.0 metres
- iii) Height (Maximum) – 15.0 metres (49 feet), or a maximum height of 30.0 metres (99 feet) for the portion of buildings located more than 80 metres (263 feet) from the Treed Allée along Street C
- iv) Density Units Per Hectare (Minimum) – 30
- v) Density Units Per Hectare (Maximum) – See Zone Map (Z.-1-243254)

R8-4(98) 850 Highbury Avenue North (Village Core Policy Area)

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) Emergency care establishments;
- vii) Apartment buildings, handicapped persons apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, and emergency care establishments 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) Front and Exterior Side Yard Depth (Minimum) – 2.0 metres (6.6 feet)
 - ii) Rear Yard Depth (Minimum) – 3.0 metres (9.8 feet)
 - iii) Interior Side Yard Depth (Minimum) – 3.0 metres (9.8 feet)
 - iv) First Storey Height (Minimum) – 4.0 metres (13.1 feet)
 - v) Height (Minimum) – The lesser of 2-storeys or 8.0 metres (26.2 feet)
 - vi) Height Metres (Maximum) – 15.0 metres (49.2 feet), or a maximum height of 30.0 metres (98.4 feet) for the portion of buildings located more than 60 metres (197 feet) from a Heritage (HER) Zone.
 - vii) Density Units Per Hectare (Minimum) – 30
 - viii) Density Units Per Hectare (Maximum) – 150
 - ix) Amenity Area (Minimum) – 6.0 square metres (64.6 square feet) per residential unit
- c) Front Lot Line: The main entrance to the former London Psychiatric Hospital lands, Street 'B', shall be deemed to be the front lot line.
- 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)

R8-4(99) 279 Sarnia Road

- a) Regulations
 - i) Front Yard Setback (minimum) – 3.0m
 - ii) Front Yard Setback (maximum) – 4.5m
 - iii) Interior (West) Side Yard Setback (minimum) – 3.0m
 - iv) Rear Yard Setback (minimum) - 8.0m where principal entrances and windows to habitable rooms face the rear yard
 - v) Density (maximum) – 91 units per hectare
(Z.-1-243262)

R8-4(100) 383 Clarke Road & 1906 Whitney Street

- a) Regulations
 - i) Clarke Road shall be deemed to be the front lot line
 - ii) Lot Frontage (minimum) – 17.4 metres
 - iii) Front and Exterior Side Yard Depth (minimum) – 2.0 metres
 - iv) Interior and Rear Yard Depth (minimum) – 2.0 metres
 - v) Height (maximum) – 10.5 metres
 - vi) Density (maximum) – 100 units per hectare
 - vii) Parking Aisle Width (minimum) – 6.0 metres
(Z.-1-243266)

R8-4(101) 566 Southdale Rd E & 818 Easy St

- a) Regulations
 - i) Front and Exterior Side Yard Depth (min) – 1.5 metres
 - ii) Front and Exterior Side Yard Depth (max) – 4.5 metres
 - iii) Interior (East) Side Yard Depth (min) – 1.8 metres
 - iv) Building Height (max) – 14.0 metres
 - v) Density (max) – 105 units per hectare
(Z.-1-243269)

- R8-4(102) 1408 and 1412 Commissioners Road West
- a) Regulations
 - i) Front Yard Depth (minimum) – 1.0 metres
 - ii) Height (maximum) – 14.5 metres
 - iii) A maximum of 2 parking spaces are permitted in the front yard, with a setback of not less than 4.0m from the front lot line (Z.-1-243270)
- R8-4(103) 4040 Colonel Talbot Road
- a) Additional Permitted Uses
 - i) Semi-detached dwellings
 - ii) Townhouse dwellings
 - b) Regulations
 - i) Front Yard Depth (minimum): 3.0 metres
 - ii) Interior Side Yard Depth for Semi-Detached dwellings (minimum): 1.5 metres
 - iii) Rear Yard Depth (minimum): 4.0 metres
 - iv) Height (maximum): 15.0 metres
 - v) The front building face and principal entrances for units fronting Colonel Talbot Road shall be oriented to the street. (z.-1-253278)

Table 12.3
Residential R8 Zone
Regulations for R8 Zone Variations

Residential Type	Apartment Buildings, Stacked Townhouses, Lodging Houses, & Special Population's Accommodations			
Zone Variations	R8-1	R8-2	R8-3	R8-4
Permitted Uses	See Section 12.2			
Lot Area (M ²) Minimum	800	1000	1000	1000

Residential Type		Apartment Buildings, Stacked Townhouses, Lodging Houses, & Special Population's Accommodations			
Lot Frontage (M) Minimum		20	20	25	30
Front And Exterior Side Yard Depth (M) Minimum	Local Street Main Building	6 metres (19.7 feet) plus 1 metre (3.3 feet) per 10 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)			
	Local Street Garage				
	Arterial				
	Primary Collector				
	Secondary Collector				
Interior Side & Rear Yard Depth (M) Minimum		1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or fraction thereof above 3 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet)			
Landscaped Open Space (%) Minimum		30			
Lot Coverage (%) Maximum		30	35	35	40
Height (M) Maximum		13.0			
Density – Units Per Hectare Maximum		40	50	65	75