

SECTION 14

RESIDENTIAL R10 ZONE

14.1 GENERAL PURPOSE OF THE R10 ZONE

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

14.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R10 Zone variation for any use other than the following uses:

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

14.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R10 Zone variation except in conformity with the regulations as set out below and in Table 14.3 or as set out on the Zoning Maps.

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

14.4 SPECIAL PROVISIONS

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

R10-1 Zone Variation

R10-1(1)

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

R10-2 Zone Variation

R10-2(1) 193-199 College Avenue

- a) Regulations:
 - i) Front Yard Depth (Minimum) – 2.5 metres
 - ii) East Interior Side Yard Depth (Minimum) – 2.5 metres
 - iii) West Interior Side Yard Depth (Minimum) – 8.0 metres to the main building above the first storey and 1.4 metres to the parking garage
 - iv) Rear Yard Depth (Minimum) – 4.0 metres
 - v) Lot Coverage (Maximum) – 63%
 - vi) Building Height (Maximum) – 23.0 metres

- vii) Density (Maximum) – 200 units per hectare
- viii) Yard Encroachment for Balconies, Patios, Terraces and Canopies: unlimited, provided the projection is no closer than 4.5 metres from the western side lot line.
- ix) Height limitations of this By-law do not apply to indoor rooftop amenity space.
- x) Visitor parking spaces are not required within the underground parking structure. (OLT Order No. OLT-24-000183 - Z.-1-253286)

R10-3 Zone Variation

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

R10-3(2)

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

R10-3(3)

- a) Regulations
 - i) No density bonus shall be allowed for exterior common open space.
 - ii) Rear Yard Depth Abutting an Open Space Zone (Minimum) 6 metres (19.6 feet).
(O.M.B. File #Z 910067/R 920599 - Appeal #6005 June 4, 1993)

R10-3(4)

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

R10-3(5)

- a) Regulations
 - i) Interior Sideyard (Main building) (Minimum) 10. 5 metres (34.4 feet)
 - ii) West Sideyard (Parking Garage) (Minimum) 0.0 metres (0 feet)
 - iii) Rear Yard (Parking Garage) (Minimum) 0.0 metres (0 feet)
 - iv) Lot Coverage (Maximum) 65%
 - v) Landscaped Open Space (Minimum) (Z.-1-021026) 20%

R10-3(6)

- a) Regulations:
 - i) Interior Sideyard Depth (west) 6.6 metres

	(Minimum)	(21.6 feet)
ii)	Interior Sideyard Depth (east) (Minimum)	3.1 metres (10.0 feet)
iii)	Landscaped Open Space (Minimum)	19.1 %
iv)	Coverage (Maximum)	64.6 %
v)	Density - Units Per Hectare (Maximum)	301
vi)	Parking Requirement	0.94 cars per unit (Z.-1-051431)
R10-3(7)		
(a)	Permitted Uses	
i)	Apartment Buildings (Z.-1-152386)	
R10-3(8) 200 Albert Street		
a)	Regulations	
i)	Front Yard Setback (Minimum)	3.0 metres (9.8 feet)
ii)	Building Step Back from the front lot line Above the 3 rd Storey (Minimum)	2.0 metres (6.6 feet)
iii)	Building Step Back from the front lot line Above the 6 th Storey (Minimum)	2.0 metres (6.6 feet)
iv)	East and West Interior Side Yard Setback (Minimum)	3.0 metres (9.8 feet)
v)	Rear Yard Setback (Minimum)	8.0 metres (26.2 feet)
vi)	Ground Floor Height (Minimum)	4.5 metres (14.8 feet)
vii)	Tower Floorplate Gross Floor Area above the 6 th floor (Maximum)	1,000 square metres (10,763.9 square feet)
viii)	Density (Maximum)	926 units per hectare
ix)	Height (Maximum)	56 metres (or 16 Storeys)
x)	The main building entrance shall be oriented to Albert Street. (Z.-1-233164)	
R10-3(9) 415 Oxford Street West		
a)	Additional Permitted Uses:	

- i) Townhouse dwellings;
 - ii) Cluster townhouse dwellings;
 - iii) Cluster stacked townhouse dwellings;
 - iv) Convenience service establishments;
 - v) Medical/dental offices;
 - vi) Offices;
 - vii) Personal service establishments;
 - viii) Restaurants;
 - ix) Retail store
- b) Regulations:
 - i) For the purpose of zoning, the future Neighbourhood Street along the northerly lot line is deemed to be the front lot line
 - ii) Front Yard Depth (minimum): 3.0 metres
 - iii) Interior Side Yard Depth (minimum): 11.0 metres
 - iv) Rear Yard Depth (minimum): 5.0 metres
 - v) Lot Coverage (maximum): 50.0%
 - vi) Building Height (maximum): 55.0 metres within 150 metres of the Oxford Street West right-of-way
 - vii) Building Height (maximum): 15.5 metres beyond 150 metres of the Oxford Street West right-of-way
 - viii) Ground Floor Height (minimum): 4.0 metres
 - ix) Podium Height (maximum): 4 storeys
 - x) Step Back Above the 4th Storey – from the exterior edge of the podium on all sides (minimum): 5.0 metres
 - xi) Tower Setback – East and West (minimum): 12.5 metres
 - xii) Tower Separation: 22.0 metres
 - xiii) Tower Floorplate Above the 4th Storey (maximum): 1,000 square metres
 - xiv) Gross Floor Area for Non-Residential Uses (maximum): 750.0 square metres
 - xv) Commercial entrances shall be provided on the south façade oriented to Oxford Street West.
(Z.-1-253329)

R10-4 Zone Variation

R10-4(1) 192-196 Central Avenue

- c) Regulations

i)	Height (maximum)	47.8 metres (156.8 feet)
ii)	Density (maximum)	678 units per hectare
iii)	Front Yard Setback (minimum)	1.5 metres (4.9 feet)

iv)	Interior Side Yard Setback - east (minimum)	3.1 metres (10.2 feet)
v)	Interior Side Yard Setback to main building – west (minimum)	12.4 metres (40.7 feet)
vi)	Interior Side Yard Setback to raised amenity space – west (minimum)	1.5 metres (4.9 feet)
vii)	Rear Yard Setback (minimum)	3.4 metres (11.2 feet)
viii)	Landscaped Open Space (% minimum)	14.7%
ix)	Lot Coverage (% maximum)	70.5%
x)	Bicycle Parking Rate (long-term)	0.8 spaces per unit
xi)	Building Step Back after the first 3-storeys in height on the portion of the building fronting Central Avenue (minimum)	1.7 metres (5.6 feet)
xii)	Building Step Back after the first 3-storeys in height for the rear portion of the building (minimum)	1.7 metres (5.6 feet)
xiii)	Gross floor area tower portion (maximum) (Z.-1-243196)	875 square metres

R10-4(2)168 Meadowlily Road South

a)	Regulations:	
i)	Front Yard Setback (Minimum)	4.5 metres
ii)	Exterior Side Yard Setback (Minimum)	4.5 metres
iii)	Rear Yard Setback (Minimum)	11.0 metres
iv)	Interior Side Yard Setback (Minimum)	12.5 metres
v)	Building Height (Maximum)	For apartment buildings located within 80 metres of the centerline of Commissioners Road East, the maximum building height shall be 12 storeys (42 metres). For all other permitted uses, the maximum building height shall be 8 storeys (26 metres). (Z.-1-253323)

- R10-4(3)

845-875 Commissioners Road East
- a)

Regulations

i)

Front Yard Depth (minimum) – 3.0 metres

ii)

Rear Yard Depth (minimum) – 3.0 metres

iii)

Interior Side Yard Depth (minimum) – 4.0 metres

iv)

Height (maximum) – 14-storeys or 50.0 metres, whichever is less

v)

Indoor amenity space at rooftop level shall be excluded from height calculations

(Z.-1-263439)

R10-5 Zone Variation

- R10-5(1)

560 and 562 Wellington Street
- a)

Additional Permitted Uses

i)

Art galleries

ii)

Bake shops

iii)

Convenience stores

iv)

Dry cleaning and laundry depots

v)

Financial institutions

vi)

Personal service establishments

vii)

Florist shop

viii)

Small-scale grocery store

ix)

Food store

x)

Restaurants

xi)

Retail stores

xii)

Studios

xiii)

Video rental establishments
- b)

Regulations

i)

Gross Floor Area for additional permitted uses (Maximum)

300m² (3,229 sq ft)

ii)

Height (Maximum)

12m (39.4 ft)

(Z.-1-212971)

- R10-5(2)

1105 Wellington Road
- a)

Regulations

i)

Front Yard Depth (Minimum) – 1.5 metres

ii)

Interior Side Yard Depth (Minimum) – 1.5 metres

iii)

Rear Yard Depth (Minimum) – 7.5 metres

iv)

Lot Coverage (Maximum) – 80%

v)

Building Height (Maximum) – 115 metres

vi)

Density (Maximum) – 750 units per hectare

(Z.-1-243232)

- R10-5(3)

3334 and 3354 Wonderland Road South
- a)

Regulations

i)

Front Yard Depth from Wonderland Road South (Minimum): 1.0 metres

ii)

Front Yard Depth from Wonderland Road South (Maximum): 14.0 metres

- iii) Rear Yard Depth: 0.0 metres
- iv) Interior Northerly Side Yard Depth (Minimum): 19.0 metres
- v) Interior Southerly Side Yard Depth (Minimum): 10.0 metres
- vi) Height, excluding indoor rooftop amenity space (Maximum): 70.0 metres
- vii) Balcony, Patio, Canopy and Terrace Projections (front lot line): Unlimited
- viii) Ground floor Height along Wonderland Road South (Minimum): 4.8 metres
- ix) Tower stepback above 4th floor along Wonderland Road South (Minimum): 5.0 metres
- x) Tower stepback above 4th floor north and south façades (Minimum): 1.5 metres
- xi) Tower floor plate above 8th storey, Gross Floor Area (Maximum): 1,000 square metres
- xii) Tower setback from property line above 4th floor (Minimum): 12.5 metres
- xiii) Building Orientation – The principal entrance for commercial uses shall be oriented to Wonderland Road South, including any joint residential lobby.
(Z.-1-263411)

R10-5(4) 550 Ridout Street North & 82-90 Kent Street

- a) Regulations
 - i) Front Yard Depth (minimum): 0.5 metres
 - ii) Interior Side Yard Depth (minimum): 0.0 metres
 - iii) Exterior Side Yard Depth (minimum): 0.0 metres
 - iv) Rear Yard Depth (minimum): 1.0 metres
 - v) Balcony Projections in All Yards (maximum): 0.0 metres to the lot line
 - vi) Lot Coverage (maximum): 82%
 - vii) Landscaped Open Space (minimum): 18.0%
 - viii) Ground Floor Height (minimum): 4.0 metres
 - ix) Building Height, excluding indoor rooftop amenity space (maximum): 100.0 metres
 - x) Density (maximum): 1,350 units per hectare
(Z.-1-263425)

TABLE 14.3
RESIDENTIAL R10 ZONE
REGULATIONS FOR R10 ZONE VARIATIONS

Column A			B	C	D	E	F
Line 1	RESIDENTIAL TYPE		Apartment Buildings & Special Population's Accommodations				
2	ZONE VARIATIONS		R10-1	R10-2	R10-3	R10-4	R10-5
3	PERMITTED USES		See Section 14.2				
4	LOT AREA (m²) MINIMUM		1 000				
5	LOT FRONTAGE (m) MINIMUM		30.0				
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET	Plus 1.0 metres (3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)				
7		ARTERIAL					
8		PRIMARY COLLECTOR					
9		SECONDARY COLLECTOR					
10	REAR YARD DEPTH (m) MINIMUM		1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 7.0 metres (23.0 feet)				
11	INTERIOR SIDE YARD DEPTH (m) MINIMUM		1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof, but in no case less than 4.5 metres (14.8 feet)				
12	LANDSCAPED OPEN SPACE (%) MINIMUM		30	30	25	20	20
13	COVERAGE (%) MAXIMUM		35	40	40	45	50
14	HEIGHT (m) MAXIMUM		See Zone Map				
15	DENSITY - UNITS PER HECTARE MAXIMUM		175	200	250	300	350
16	DENSITY BONUS		1) For every 70.0 square meters (753.0 square feet) of exterior common open space provided at grade in excess of the landscaped open space required by the By-Law, the density of the residential development may be increased by three units. No rounding of the square meterage provided is allowed for by this provision. Building height may not be increased to achieve the increased exterior common open space.\ The accumulative impact of applying the Bonus provisions shall not result in a density of more than twenty-five per cent (25%) greater than the density permitted by the non-bonused site. (Excludes 120 Kent Street - Z.-1-95316)				