

SECTION 7

RESIDENTIAL R3 ZONE

7.1 GENERAL PURPOSE OF THE R3 ZONE

The R3 Zone provides for and regulates low to low-medium density residential development permitting single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, fourplex dwellings; and allows for the conversion of an existing dwelling.

There are four variations to the R3 Zone in order to provide for a wide range of lot sizes and dwelling styles. The R3-1 Zone variation deals with existing inner-City smaller lot developments as well as being applicable to newer developments where off-site amenities are present. The R3-2 and R3-3 Zone variations are intended to be used throughout the City for most low to medium-low residential developments. The R3-4 Zone variation, which does not include fourplex dwellings as a permitted use, has the lowest lot area standards and is intended to be applied to existing development on local streets.
(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)

7.2 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 uses, or cause or permit any land to be used in a Residential R3 Zone for any use other than the following uses:

- a) Single detached dwellings;
- b) Semi-detached dwellings;
- c) Duplex dwellings;
- d) Triplex dwellings;
- e) Converted dwellings;
- f) Fourplex dwellings.

7.3 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 a Residential R3 Zone except in conformity with the regulations as set out below and in Table 7.3.

1) **LOT AREA (MINIMUM) AND LOT FRONTAGE (MINIMUM)**

Lot Area (Minimum) and Lot Frontage (Minimum) shall be as specified by the regulations or as shown on a Registered Plan of Subdivision registered after May 14, 1962.

2) **INTERIOR SIDE YARD (MINIMUM)**

a) **Single Detached, Duplex and Converted Dwellings**

1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).

b) **Semi-Detached Dwelling**

3.0 metres (9.8 feet) on both sides, except that where a private garage is attached to a unit, the minimum interior side yard for the unit on the side with the garage may be 1.2 metres (3.9 feet) plus for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey. There is no interior side yard requirement along the common lot line of the semi-detached units.

- c) Triplex Dwelling and Fourplex Dwelling
1.2 metres (3.9 feet) plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side and 3.0 metres (9.8 feet) on the other side.
- d) Zero Lot Line
1.6 metres (5.2 feet) on one side plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side, and no interior side yard shall be required on one side of a single detached dwelling if no doors, windows or other openings are provided on that side of the building where the side yard is not provided; all roof drainage from the building is directed onto the site by eaves troughs and downspouts; and the owner grants a private maintenance easement for the entire length of the property having a width of not less than the minimum side yard requirement which shall:
 - i) be registered by caveat against the title of the site proposed for development and the adjacent site; and,
 - ii) include a 0.6 metre (1.97 feet) eave and footing encroachment easement.

3) CONVERTED DWELLING

In no case shall a converted dwelling have a lot area of less than 180.0 square metres (1,937 square feet) per unit in the R3-1 and R3-2 Zone variations and 220.0 square metres (2,369 square feet) per unit in the R3-3 Zone variation or a lot area as indicated on Table 7.3, whichever is greater.

4) R3-4 ZONE VARIATION (Z.-1-00819)

- a) In no case shall a converted dwelling have a lot area of less than 140.0 square metres (1,507 square feet) per unit or the lot area indicated on Table 7.3, whichever is greater.
- b) Where two abutting lots have a mutual driveway, the frontage requirement shall be reduced by 1.5 metres (4.9 feet). This provision cannot be used in combination with Subsection 4.16(3).
- c) Subsection 4.16(3) of this By-law does not apply in this zone variation.
- d) Nothing in this By-law shall prohibit tandem parking for two unit dwellings in this zone variation.
(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)

5) Regulations for Low-Rise Residential Development in the Primary Transit Area

Notwithstanding the provisions of Table 7.3, the front and exterior side yard setbacks, interior side yard setbacks, building depth and garage widths within the Primary Transit Area are specified in Section 4.23 of the General Provisions. (Z.-1-172575)

7.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R3 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or regulations of Section 7.2 and/or 7.3 shall apply.

****Special Provision #2 was deleted and moved into Section 44 - Temporary Zone by by-law No. Z.-1-93217 on November 1, 1993.**

R3-1 Zone Variation

R3-1(1)		
a)	Regulations	
i)	Setback from railway right-of-way with a safety and noise berm (Minimum) (Z.-1-94266)	15 metres (49.2 feet)
R3-1(2)	The Nelms Group Ltd. - 301 and 303 Central Avenue	
a)	Permitted Uses	
i)	Converted dwellings.	
b)	Regulations	
i)	Lot Area per Dwelling Unit (Minimum)	75 square metres (807 square feet)
ii)	Height (Maximum)	12 metres (39.4 feet)
iii)	Number of Dwelling Units in this Zone (Maximum)	7
iv)	Off-Street Parking Spaces (Minimum) (Z.-1-97476 - O.M.B. File Nos. Z 940045, Z 940075 and O 940225 O.M.B. Order Date: November 8, 1996)	6 spaces; 4 of which may be in tandem.
R3-1(3)	305 and 307 Central Avenue	
a)	Permitted Uses	
i)	Converted dwellings;	
ii)	Existing accessory buildings converted to dwelling units.	
b)	Regulations	
i)	Lot Area Per Dwelling Unit (Minimum)	120 square metres for 305 Central Avenue. 105 square metres for 307 Central Avenue.
ii)	Height (Maximum)	12 metres (39.4 feet)
iii)	Parking Area Coverage (Maximum)	27 %
iv)	Number of Dwelling Units (Maximum)	4 for 305 Central Avenue. 6 for 307 Central Avenue.
v)	Interior Side Yard (Minimum)	0.6 metres (2 feet)
vi)	Rear Yard Accessory Building Setback (Minimum) (Z.-1-97476 - O.M.B. File Nos. Z 940045, Z 940075 and O 940225 O.M.B. Order Date: November 8, 1996)	0.0 metres (0 feet)

R3-1(4)

- a) Regulations
- i) Floor Area Ratio (Maximum) 80%
 - ii) Rear Yard and Interior Side Yard Depth (Minimum) 1.0 metre (3.3 feet) for each 1.0 metre (3.3 feet) in height or as per 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 m² (753 sq.ft.).
 - 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:
 - i) 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,
 - ii) 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 - Order Issue Date: October 20, 1997)

R3-1(5) 300, 302, 304, & 306 Oxford Street East and 765 & 767 Hellmuth Avenue

- a) Additional Permitted Uses:
- i) A building containing two attached dwelling units in the rear yard of 300 and 302 Oxford Street East; one attached dwelling unit between 306 Oxford Street East and 765 Hellmuth Avenue; and one attached dwelling unit between 765 and 767 Hellmuth Avenue.
 - ii) Dwelling units within the existing buildings in their existing location and height.
- b) Regulations for Additional Permitted Uses:
- i) Lot Area (Minimum) 2000 square metres (21,527.82 square feet)
 - ii) Lot Frontage (Minimum) 45 metres (147.64 feet)
 - iii) Front and Exterior Side Yard Depth (Minimum) 3.5 metres (11.48 feet)
 - iv) Rear & Interior Side yard Depth (Minimum) 5.5 metres (18 feet)

			required rear depth where access is Obtained from a lane and where there is no garage or carport located in the rear or side yard;
	iv)	Parking Standard	One space per 100 square metres (1,076 square feet) of Floor area, Gross Residential or as Indicated in Section 4.19.10 of this by-law, whichever is greater. (OMB approved Z.-1-061540)
R3-1(7)	a)	Permitted Use:	
	i)	Single detached residential.	
	b)	Lot and Setback Regulations:	
	i)	As existing on the date of passing of this zoning by-law. (Z.-1-071614)	
R3-1(8)		300 Oxford Street East	
	a)	Permitted Uses:	
	i)	fourplex	
	ii)	converted dwelling (to a maximum of 4 units)	
	b)	Regulations	
	i)	Interior Side Yard Depth (minimum):	0.0 m (0.0 feet)
R3-1(9)		302 Oxford Street East	
	a)	Permitted Uses:	
	i)	fourplex	
	ii)	converted dwelling (to a maximum of 4 units)	
	b)	Regulations	
	i)	Lot Area (Minimum)	474 square metres (5102.3 square feet)
	ii)	Lot Frontage (Minimum)	10.0 metres (32.8 feet)
	iii)	Interior Side Yard Depth (Minimum)	0.0 metres (0.0 feet)
R3-1(10)		304 Oxford Street East	
	a)	Permitted Uses:	
	i)	triplex	
	ii)	converted dwelling (to a maximum of 3 units)	
	b)	Regulations:	
	i)	Lot Area (Minimum)	236 square metres (2540.3 square feet)
	ii)	Rear Yard Depth (Minimum)	5.3 metres (17 feet)

	iii)	Interior Side Yard Depth (Minimum)	0.5 metres (1.6 feet)
	iv)	Lot Coverage (% Maximum)	52%
	v)	Parking (Minimum)	1 space
R3-1(11)		306 Oxford Street East	
	a)	Permitted Uses:	
	i)	duplex	
	ii)	converted dwelling (to a maximum of 2 units)	
	b)	Regulations:	
	i)	Rear Yard Depth (Minimum)	4.0 metres (13.1 feet)
	ii)	Interior Side Yard Depth (Minimum)	1.0 metres (3.2 feet)
	iii)	Lot Coverage (% Maximum)	49%
	iv)	Parking (Minimum)	1 space
R3-1(12)		765 Hellmuth Avenue	
	a)	Permitted Uses:	
	i)	duplex	
	ii)	converted dwelling (to a maximum of 2 units)	
	b)	Regulations:	
	i)	Lot Area (Minimum)	203.0 Square metres (2185.1 square feet)
	ii)	Front & Exterior Sideyard (Minimum)	3.6 metres (11.8 feet)
	iii)	Rear Yard Depth (Minimum)	4.8 metres (15.7 feet)
	iv)	Interior Side Yard Depth (Minimum)	1.0 metres (3.3 feet)
	v)	Parking (Minimum)	1 space
R3-1(13)		767 Hellmuth Avenue	
	a)	Permitted Uses:	
	i)	duplex	
	ii)	converted dwelling (to a maximum of 2 units)	
	b)	Regulations:	
	i)	Lot Area (Minimum)	217.0 metres (2335.8 feet)
	ii)	Front & Exterior Sideyard (Minimum)	3.8 metres (12.4 feet)

	iii)	Rear Yard Depth (Minimum)	4.9 metres (16.0 feet)
	iv)	Interior Side Yard Depth (Minimum)	0.4 metres (1.6 feet)
	v)	Parking (Minimum) (Z.-1-071675)	1 space
R3-1(14)		638 Talbot Street	
	a)	Permitted Use:	
	i)	Dwelling Units	
	b)	Regulations for permitted uses:	
	i)	1 Dwelling Unit within existing residential building	
	ii)	Maximum of 3 Dwelling Units attached to the rear of the existing residential building	
	iii)	Number of Dwelling Units (Maximum)	4
	iv)	North Interior Side Yard Depth (Minimum)	1.3 metres (4.3 feet)
	v)	Parking Unit (Minimum) (Z.-1-081711)	1 space per Dwelling
R3-1(15)		90 Central Avenue	
	a)	Permitted Use:	
	i)	An existing four-unit converted dwelling, and one additional dwelling unit, in the form of an attached addition to the existing four-unit converted dwelling (for a total of 5 residential units).	
	b)	Regulations:	
	i)	Total number of dwelling units (Maximum)	5 units
	ii)	Height (Maximum) for the existing structure only (Z.-1-111978)	13.0 metres
R3-1(16)		513 Queens Avenue	
	a)	Regulations:	
	i)	Rear Yard Setback (Minimum) Depth	1.16 metres (3.80 feet)
	li)	Landscaped Open Space (Minimum) (Z.-1-112016)	17%
R3-1(17)		653 Talbot Street	
	a)	Regulations	
	i)	Number of driveways (Maximum): (Z.-1-182640)	2

R3-1(18)	338 Boler Road	
a)	Regulation[s]	
ii)	Front Yard Depth (minimum)	1.2 metres
iii)	Rear & Interior Parking Area Setback (minimum) (Z.-1-233073)	1.5 metres
R3-1(19)	327 Thompson Road	
a)	Prohibited Use	
i)	Fourplex dwellings	
b)	Regulations	
i)	Front Yard Depth (Minimum)	4.0 metres
ii)	Front Yard Depth (Maximum)	7.0 metres
iii)	Easterly Interior Side Yard Depth (Minimum)	2.8 metres
iv)	Shared Driveway Width (Minimum)	4.5 metres (shared between the abutting lot to the east)
v)	Parking Area Setback to the Westerly Side Lot Line (Minimum)	3.0 metres
vi)	Parking Area Setback to the Rear Lot Line (Minimum)(Z.-1-233112)	4.9 metres
R3-1(20)	327 Thompson Road	
a)	Prohibited Use	
i)	Fourplex dwellings	
b)	Regulations	
i)	Front Yard Depth (Minimum)	4.0 metres
ii)	Front Yard Depth (Maximum)	7.0 metres
iii)	Shared Driveway Width (Minimum)	4.5 metres (shared between the abutting lot to the west)
iv)	Parking Area Setback to the Easterly Side Lot Line (Minimum)	3.0 metres
v)	Parking Area Setback to the Rear Lot Line (Minimum)(Z.-1-233112)	5.1 metres

- R3-1(21) 130 Southdale Road West
- a. Regulations
 - i) Front yard setback (Minimum) 2.5 metres
 - ii) Interior side yard setback (east) (Minimum) 1.5 metres
 - iii) Height(Maximum) 13.0 metres
 - iv) Parking area coverage (Maximum) 41%
 - v) Driveway and drive aisle width (Minimum) 3.0m
 - vi) Parking area setback from rear lot line (Minimum) 2.0m
 - vii) Parking area setback from east lot line (Minimum) 1.9m
 - viii) Buildings shall be oriented towards Southdale Road West. (Z.-1-243167)
- R3-1(22) 2331 Kilally Road and 1588 Clarke Road
- a) Prohibited Use
 - i) Fourplex dwellings (Z.-1-243211)
- R3-1(23) 2331 Kilally Road and 1588 Clarke Road
- a) Prohibited Uses
 - i) Triplex dwellings
 - ii) Fourplex dwellings (Z.-1-243211)
- R3-1(24) 145 Base Line Road West
- a) Permitted Uses
 - i) Cluster converted dwellings
 - b) Regulations
 - i) Lot Area (minimum): 3,200.0m²
 - ii) Rear Yard Depth (minimum): 5.7 metres
 - iii) Landscaped Open Space (minimum): 35%
 - iv) Height (maximum): 6.0 metres
 - v) Parking Area Coverage (maximum): 30%
 - vi) Lot Area Per Unit (minimum): 105m² per unit (Z.-1-243268)
- R3-1(25) 574 First Street
- a) Regulations
 - i) Front Yard Depth (Minimum): 5.0 metres (Z.-1-263397)

R3-1(26) 732 Wellington Street

a) Regulations

- i) Lot Area (minimum) – 325m²
- ii) Lot Frontage (minimum) – 11.0 metres
- iii) Front Yard Depth (minimum) – 2.9 metres to the existing building on the date of the passing of the by-law
- iv) Rear Yard Depth (minimum) – 2.8 metres to the existing building on the date of the passing of the by-law
- v) North Interior Side Yard Depth (minimum) – 0.0 metres to the existing building on the date of the passing of the by-law
- vi) South Interior Side Yard Depth (minimum) – 1.4 metres to the existing building on the date of the passing of the by-law
- vii) Lot Coverage (maximum) – 50%, as existing on the date of the passing of the by-law
- viii) Landscape Open Space – As existing on the date of the passing of the by-law
- ix) Parking (minimum) – One (1) parking space
- x) Parking Area Setbacks (minimum) – 0.0 metres from each side lot line, as existing on the date of the passing of the by-law
(Z.-1-263416)

R3-1(27) 282 Piccadilly Street

a) Regulations

- i) Lot Area (minimum) – 569m²
- ii) Front Yard Depth (minimum) – 1.2 metres to the existing building on the date of the passing of the by-law
- iii) Rear Yard Depth (minimum) – 0.2 metres to the existing building on the date of the passing of the by-law
- iv) West Interior Side Yard Depth (minimum) – 0.2 metres to the existing building on the date of the passing of the by-law
- v) East Interior Side Yard Depth (minimum) – 0.0 metres to the existing building on the date of the passing of the by-law
- vi) Lot Coverage (maximum) – 51%, as existing on the date of the passing of the by-law
- vii) Landscape Open Space – As existing on the date of the passing of the by-law
- viii) Parking (minimum) – One (1) parking space
- ix) Yards in Which Required Parking Area is Permitted – One (1) parking space in the front yard, as existing on the date of the passing of the by-law
(Z.-1-263416)

R3-1(28) 3924 Colonel Talbot Road

a) Regulations – Single Detached Dwellings

- i) Interior Side Yard (Minimum) – 1.2 metres
- ii) 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 60% of lot frontage.

- iii) For lots having a lot frontage of 12.0 metres or less, the maximum driveway width shall not exceed 60% of the lot frontage.
- b) Regulations – Semi Detached Dwellings
 - i) Total Lot Frontage (Minimum) – 15 metres
 - ii) Per Unit Lot Frontage (Minimum) – 7.5 metres
 - iii) Interior Side Yard Width (Minimum) – 1.2 metres
 - iv) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, whichever is closer to the front lot line, and shall not occupy more than 60% of lot frontage.
 - v) For lots having a lot frontage of 12.0 metres or less, the maximum driveway width shall not exceed 60% of the lot frontage.
- c) Regulations – Duplex
 - i) Total Lot Frontage (Minimum) – 9 metres
 - ii) Interior Side Yard Width (Minimum) – 1.2 metres
 - iii) 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 60% of lot frontage.
 - iv) For lots having a lot frontage of 12.0 metres or less, the maximum driveway width shall not exceed 60% of the lot frontage.
- d) Regulations – Triplex/Fourplex
 - i) Interior Side Yard Width (Minimum) – 1.2 metres (Z.-1-263447)

- R3-1(29) 509 Second Street
 - a) Regulations:
 - i) Parking (minimum): 0.5 spaces per unit (Z.-1-263463)

R3-2 Zone Variation

- R3-2(1)
 - a) Regulations

i)	Floor Area Ratio (Maximum)	75%
ii)	Rear Yard and Interior Side Yard Depth (Minimum)	1.0 metres (3.3 feet) for each 1.0 metre (3.3 feet) in height or as per 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 R960353 - Order Issue Date: October 20, 1997)

R3-2(2)

- a) Regulations:
 - i) Interior Side Yard (Minimum) 1.2 metres (4 feet) on the north side, 0.3 metres(1 foot) on The south side
 - ii) Coverage (Maximum) (Z.-1-02973) 40%

R3-2(3)

- a) Additional Permitted Use:
 - i) A structure where respite and/or palliative care are provided. (Z.-1-02976)

R3-2(4)

- a) Regulations:
 - i) Front Yard Depth (Minimum) 2.5 metres (8.2 feet)
 - ii) Exterior Side Yard (Minimum) 5.7 metres (18.7 feet)
 - iii) Floor Area Ratio (Maximum) 75%
 - iv) Floor Area (Maximum) 720 square metres (7,750 square feet)
 - v) Parking Standard 2 spaces per unit
 - iv) Notwithstanding Section 4.21, Road Allowance Requirements, the limited of the road allowance for Richmond Street measured from centreline is 15.5 metres (50.9 feet). (Z.-1-031097)

R3-2(5)

- a) Regulations:
 - i) Floor Area Ratio (Maximum) 60%
 - ii) Floor Area (Maximum) 650 square metres (6,997 square feet)
 - iii) Rear Yard Depth 1.0 metres (3.3. feet) for each 1.0 metres (3.3 feet)

	(Minimum)	in height or as per Table 7.3, whichever is greater.
iv)	Parking	One additional parking Standard space for any dwelling unit greater than 70 square metres (753 square feet).
v)	Front Yard (Minimum) (Z.-1-031098 - O.M.B. File No. Z 020027 - Order Issue Date: October 21, 2002)	As existing on the date of the passing of this by-law.
R3-2(6)		
a)	Regulations:	
i)	Floor Area Ratio/Maximum Floor Area, Gross Residential	
	For lots less Than 400 m ²	Floor Area Ratio: maximum 65% Maximum Floor Area: 240 square metres (2,584 square feet)
	For lots between 401-500 m ²	Floor Area Ratio: maximum 60% Maximum Floor Area: 260 square metres (2,799 square feet)
	For lots between 501-700 m ²	Floor Area Ratio: maximum 55% Maximum Floor Area: 300 square metres (3,229 square feet)
	For lots between 701-1000 m ²	Floor Area Ratio: maximum 50% Maximum Floor Area: 340 square metres (3,660 square feet)
	For lots over 1000m ²	Floor Area Ratio: Maximum 50% Maximum Floor Area: 440 square metres (4,736 square feet)
ii)	Rear Yard Depth	Thirty percent (30%) of the actual lot depth or as indicated on Table 7.3, whichever is greater;
iii)	Yards where Parking	Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
iv)	Parking Standard	One space per 100m ² (1,076 ft ²) of Floor area,

		Gross Residential or as indicated in Section 4.19.10 of this by-law, whichever is greater. (OMB approved- Z-1-061540)
R3-2(7)	3 Front Street	
a)	Regulations:	
i)	Front Yard Depth (Minimum)	2.0 metres (6.6 feet)
ii)	Lot Area (Minimum)	531 square metres (5,715.6 square feet)
iii)	Off-street Parking (Minimum) (Z.-1-111989)	3 Parking Spaces
R3-2(8)	5 Front Street	
a)	Regulations:	
i)	Front Yard Depth (Minimum)	2.0 metres (6.6 feet)
ii)	Lot Area (Minimum)	488 square metres (5,252.8 square feet)
iii)	Off-street Parking (Minimum) (Z.-1-111989)	3 Parking Spaces
R3-2(9)	497-499 Central Avenue	
a)	Additional Permitted Use:	
i)	Multiple Dwelling	
b)	Regulations:	
i)	Number of Dwelling Units (Maximum)	5
ii)	Number of bedrooms per dwelling unit (Maximum):	2
iii)	Number of 2-bedroom dwelling units (Maximum)	2
iv)	Lot Area (Minimum):	600m ² (6,458 sq.ft)
v)	Lot Frontage (Minimum):	15 metres (49.2 feet)
vi)	Exterior Side Yard Depth (Minimum)	3.6 metres (11.8 feet)
vii)	Rear Yard Depth (Minimum)	6.0 metres (19.7 feet)
viii)	Interior Side Yard Depth (Minimum)	3.0 metres (9.8 feet)
ix)	Landscaped Open Space (Minimum)	30%
x)	Lot Coverage	44%

	(Maximum)	
xi)	Height 12.0 metres (Maximum)	(39.4 feet)
xii)	Parking Area Coverage (Maximum)	25%
xiii)	Parking (Minimum)	1 space per dwelling unit
xiv)	Notwithstanding the provisions of Section 4.28, the minimum front yard depth shall be 0.0 metres and the maximum front yard depth shall be 1.0 metres (Z.-1-122104)	
R3-2(10)	NUMBER NOT USED	
R3-2(11)	510 Central Avenue	
a)	Additional Permitted Use	
i)	multiple dwelling	
b)	Regulations	
i)	Number of Dwelling Units (Maximum)	5
ii)	Number of bedrooms per Dwelling Unit (Maximum)	2
iii)	Number of 2-bedroom Dwelling Units (Maximum)	4
iv)	Lot Area (Minimum)	364.5m ² (3,923.57 sq.ft.)
v)	Lot Frontage (Minimum)	17.6m (57.74 feet)
vi)	Interior Side Yard Depth West (Minimum)	2.4 m (7.87 feet)
vii)	Interior Side Yard Depth East (m) Minimum	0.8 m (2.62 feet)
viii)	Landscaped Open Space (%) Minimum	33 percent
ix)	Lot Coverage (%) Maximum	52 percent
x)	Height (m) Maximum	10.0 metres (32.8 feet)
xi)	Parking Area Coverage (%) Maximum	15 percent
xii)	Off-Street Parking (Minimum)	1 space per dwelling unit
xiii)	Further to Section 4.19 3), up to a maximum of four of the required parking spaces may be supplied on 609 William Street, provided a Development Agreement is registered on title of the lands at 609 William Street committing said parking spaces to the residential units at 510 Central Avenue.	

- xiv) Notwithstanding Section 4.19.4 c) a), rear yard parking may be located 0.0 metres from the rear lot line.
(Z.-1-142366)

R3-2(12)

- a) Regulations
 - i) For the purpose of this by-law the front lot line shall be deemed to be Trafalgar Street.” (Z.-1-182653)

R3-2(13) 470 Colborne Street

- a) Regulations:
 - i) Number of Converted Dwelling Units (Maximum): 8
 - ii) Lot Area per Converted Dwelling Unit (Minimum): 140 m² (1,506 sq. feet)
 - iii) Front Yard Depth (main building) (Minimum): As existing on the date of passing of this by-law
 - iv) Front Yard Depth (enclosed porch) (Minimum): As existing on the date of passing of this by-law
 - v) North Interior Side Yard Depth (Minimum): As existing on the date of passing of this by-law
 - vi) Parking Area Coverage (Maximum): 40%
 - vii) Parking Spaces (Maximum): 8
 - viii) Front Yard Parking (Z.-1-192725) 0 spaces

- R3-2(14) 1081 Riverside Drive
 - a) Regulations
 - i) Interior Side Yard Depth 1.3 metres
(Minimum): (4.3 feet)
 - ii) Notwithstanding Section 4.19.4 a), all required parking is permitted in the exterior side yard (Hyde Park Road) for this site.
 - iii) Notwithstanding Section 4.19.4 c) (a), the parking area setback shall a minimum 2.4 m (7.9 feet) from the property line (Hyde Park Road).
(Z.-1-192746)

- R3-2(15) 88 Chesterfield Avenue
 - b) Regulations
 - i) Front Yard Depth 5.8 metres (19.02 feet)
(Minimum)
 - ii) Driveway Width 11 metres (36.08 feet)
(Maximum)
(Z.-1-233080)

R3-3 Zone Variation

- R3-3(1)
 - a) Permitted Uses:
 - i) Apartment buildings in existing buildings or structures.
 - b) Regulations
 - i) Lot Area 800 square metres
(Minimum) (8,611 square feet);
 - ii) Lot Frontage 20 metres (65.6 feet);
(Minimum)
 - iii) Density 40 units per hectare
(Maximum) (16 units per acre);
(Z.-1-91033)
- R3-3(2)
 - a) Regulations:
 - i) Height (Maximum):
12 metres (40 feet) and on the lands there shall be permitted a maximum of 13 dwelling units including both new and converted; and notwithstanding the definition of "converted dwelling" in Section 2, additions may be permitted to accommodate dwelling units.
(O.M.B. File #O 910043/R 910387/R 910066/C 910202/M 910028/M 920104 - Appeal #2015 May 9, 1994)

R3-4 Zone Variation

- R3-4(1) 733 Wellington Street
 - a) Regulation[s]
 - i) Lot Frontage 10.3 metres
(minimum)
 - ii) Lot Area 411 metres square
(minimum)

iii)	Interior Side Yard Setbacks to Parking Spaces (minimum)	1.2 meters
iv)	Maximum bedrooms in 2 nd floor unit (Z.-1-202872)	4

TABLE 7.3
Residential R3 Zone
Regulations for R3 Zone Variations

RESIDENTIAL TYPE		Single Detached			Semi-Detached			Duplex			Triplexes and Fourplexes			Converted			Single Detached	Semi-Detached	Duple x	Triple x	Converted
Zone Variations		R3-1	R3-2	R3-3	R3-1	R3-2	R3-3	R3-1	R3-2	R3-3	R3-1	R3-2	R3-3	R3-1	R3-2	R3-3	R3-4				
Permitted Uses		See Section 7.2																			
Lot Area (M²) Minimum		250	360	450	$\frac{430}{200}$	$\frac{600}{280}$	$\frac{650}{310}$	430	550	600	550	600	700	430	550	600	200	$\frac{350}{175}$	350	420	$\frac{350}{\text{See Sec 7.3.4(a)}}$
														See Section 7.3(3)				See Section 7.3.4(c)			
Lot Frontage (M) Minimum		9.0	9.0	15.0	$\frac{18.0}{8.5}$	$\frac{18.0}{8.5}$	$\frac{20.0}{9.0}$	12.0	12.0	15.0	12.0	15.0	18.0	12.0	12.0	15.0	9.0	$\frac{18.0}{8.5}$	11.3	12.0	12.0
																		See Section 7.3.4(b)			See Section 7.3.4(c)
Front And Exterior Side Yard Depth (M) Minimum	Local Street Main	4.5																			
	Local Street Garage	6.0																			
	Arterial	6.0	8.0	8.0	6.0	8.0	8.0	6.0	8.0	8.0	6.0	8.0	8.0	6.0	8.0	8.0	N/A				
	Primary Collector	6.0	6.0	7.0	6.0	6.0	7.0	6.0	6.0	7.0	6.0	6.0	7.0	6.0	6.0	7.0	N/A				
	Secondary Collector	6.0															N/A				
Rear Yard Depth (M) Minimum		6.0	7.0	7.5	6.0	7.0	7.5	6.0	7.0	7.5	6.0	7.0	7.5	6.0	7.0	7.5	6.0				
Interior Side Yard Depth (M) Minimum		See Section 7.3.(2)(a) or 7.3(2)(d)			See Section 7.3(2)(b)			See Section 7.3(2)(a)			See Section 7.3(2)(c)			See Section 7.3(2)(a)			1.2				
Lanscaped Open Space (%) Minimum*		30		35	25	30	35	20	25	30	20	30	30	20	30	30	30				
Lot Coverage (%) Maximum		45	45	40	45	40	35	45	40	35	45	35	35	45	40	35	45		40		
Height (M) Maximum		10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	10.5	12.0	12.0	12.0	10.5	10.5	10.5	10.5				
Parking Area Coverage (%) Maximum		25			30			35			35			35	30	35	25	25	30	30	30
																	See Section 7.3.4(d)				30
Number of Units Per Lot Maximum (Z.-1-243186		4												See Section 7.3(3)			4				

OMB Order R910387 June 4, 1993 * Z.-1-122125 (OMB Order PL121033, July 22, 2013)