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9.1 COMPARATIVE USE CHART

P = Permitted C = Conditional S = Secondary		MR-1	MR-2	MR-3	MR-4	MR-5
RESIDENTIAL GROUP						
Apartment Building			P	P	P	P
Assisted Living			P	P	P	P
Duplex Dwelling				P		
Semi-Detached Dwelling				P		
Stacked Townhouse			P	P		
Townhouse		P	P	P		
INSTITUTIONAL GROUP						
Community Centre				C		
EDUCATIONAL GROUP						
Child Care Centre - Small		P	P	P		
Child Care Centre - Large				C	C	C
RECREATION GROUP						
Park		P	P	P	P	P
FOOD, DRINK & ENTERTAINMENT GROUP						
Food Service - Take Out						C
SALES GROUP						
Convenience Store						C
SERVICES GROUP						
Personal Service - Apparel						C
Personal Service - Appearance						C
Safety and Emergency Services		P	P	P	P	P

9.2

MR-1

MULTI-RESIDENTIAL ZONE ONE

9.2(1) PURPOSE

The MR-1 Zone:

- (a) accommodates multi-residential *development* in the form of *townhouses* where all units have direct access to *grade*;
- (b) is generally located adjacent to or in close proximity to low *density* residential *development*;
- (c) provides for *street-oriented building design*;
- (d) allows more than 1 main residential *building* on a *lot*.



9.2(2) USES

(a) **Permitted Uses**

- (1) *Child Care Centre - Small*
- (2) *Townhouse*

9.2(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7).

9.2(4) STANDARDS

(a) **Density (Lot Area per Dwelling Unit)** Z-5.59

MAX 55 *dwelling units* per hectare
(MIN 180 m² per *dwelling unit*) Z-5.16

(b) **Building Height (MAX)**

10 metres

(c) **Landscaped Area**

- (a) The minimum *landscaped area* required at *grade* is 45 m² per *dwelling unit*.
- (b) In accordance with Section 4.2(2)

(d) **Parking**

In accordance with Section 5

9.2(4) STANDARDS

(continued)

(e) Design of New Buildings

- (i) A *townhouse building* shall not contain more than 6 *dwelling units* without at least one jog or offset in the wall and *roofline* to a minimum depth of 0.6 metres to a maximum of 10 *dwelling units* within the *townhouse building*.
- (ii) Where a *townhouse building* is located less than 6 metres from a public *street* the main entrances on the *building* wall facing the public *street* shall be connected to a public sidewalk by individual walkway(s).
- (iii) Where there are multiple *townhouse buildings* on a *lot*, no more than 4 *townhouse buildings* shall appear the same with regard to overall *design*, architectural features, exterior *building* finish materials and colours.
- (iv) Where the end wall of a *townhouse building* faces a public *street*, the *design* and finish of that wall shall be similar to the wall containing the main entrances.

(1) Townhouse building(s) with driveways accessed directly from a public street

- | | |
|-------------------------------|---|
| (a) Lot Frontage (MIN) | (i) 6 metres per <i>dwelling unit</i>
(ii) 12 metres for a <i>corner lot</i> |
| (b) Lot Depth (MIN) | 30 metres |
| (c) Lot Coverage (MAX) | 55 % of the <i>lot area</i> |

(d) Building Setbacks (MIN)

- (i) *Townhouse buildings* shall be set back as follows:

(A) from a <i>front property line</i> :	6 metres
(B) from a <i>side property line</i> :	1.8 metres
(C) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(D) from a <i>rear property line</i> :	6 metres
(E) from a <i>party wall</i> for divided ownership:	0 metres
- (ii) On a *corner lot* where the *townhouse building* faces a flanking *street*:

(A) from a <i>front property line</i> :	6 metres
(B) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(C) from the <i>side property line</i> on the side opposite the flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(D) from a <i>rear property line</i> :	1.8 metres

9.2(4) STANDARDS

(continued)

(2) Townhouse building(s) with driveways or required parking spaces accessed directly from a private road

(a) Lot Frontage (MIN)	<ul style="list-style-type: none"> (i) MIN 34 metres (ii) No minimum <i>lot frontage</i> is required where a subdivision along the shared <i>party wall</i> creates an individual <i>lot</i> and/or PID for each <i>townhouse dwelling unit</i>.
(b) Lot Depth (MIN)	30 metres
(c) Lot Coverage (MAX)	35 % of the <i>lot area</i>

(d) Building Setbacks (MIN)

(i) from a <i>property line</i> abutting a public <i>street</i> :	6 metres, except:
(A) where the public <i>street</i> has a sidewalk on the same side:	3 metres
(ii) from any other <i>property line</i> :	6 metres
(iii) where a <i>townhouse building</i> is located within 10 metres of a <i>property line</i> abutting a public <i>street</i> and faces that public <i>street</i> , the minimum <i>building setback</i> from the end wall of that <i>townhouse building</i> to a <i>side property line</i> is:	1.8 metres
(iv) from a common <i>party wall</i> for divided ownership:	0 metres

9.3

MR-2

MULTI-RESIDENTIAL ZONE TWO**9.3(1) PURPOSE**

The MR-2 Zone:

- (a) accommodates multi-residential *development* in a variety of *building forms* including *apartment buildings, townhouses, and stacked townhouses*;
- (b) provides a transition in residential *building forms* and *densities*;
- (c) allows *buildings* of low height and medium *density*;
- (d) allows more than 1 main residential *building* on a *lot*.

**9.3(2)****USES****(a) Permitted Uses**

- (1) *Apartment Building*
- (2) *Assisted Living*
- (3) *Child Care Centre - Small*
- (4) *Stacked Townhouse*
- (5) *Townhouse*

9.3(3)**USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *Townhouses* shall comply with the MR-1 zone standards (Section 9.2(4))
- (b) *Child care centre - small* shall only be permitted in a *townhouse* or *stacked townhouse*

Z-5.82

9.3(4) STANDARDS

(a) Density (Lot Area per Dwelling Unit)	Z-5.59	MAX 62 <i>dwelling units</i> per hectare (MIN 161 m ² per <i>dwelling unit</i>)	Z-5.16
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(b) **Density Bonus**

Only one of the following *density* bonuses may be applied to a *development*:

- | | |
|---|--|
| (i) Where at least 50% of the required <i>parking</i> is provided underground: | MAX 71 <i>dwelling units</i> per hectare
(MIN 140 m ² per <i>dwelling unit</i>) |
| (ii) For any <i>affordable housing dwelling unit</i> : | MAX 87 <i>dwelling units</i> per hectare
(MIN 115 m ² per <i>dwelling unit</i>) Z-5.143 |
| (iii) For any <i>apartment building</i> that provides both <i>private</i> and <i>common amenity space</i> : | MAX 68 <i>dwelling units</i> per hectare
(MIN 147 m ² per <i>dwelling unit</i>) |

(c) Lot Frontage (MIN)	34 metres
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(d) Lot Depth (MIN)	30 metres
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(e) Building Height (MAX)	14 metres
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(f) **Building Design**

- | | |
|---|--------|
| (i) An <i>apartment building</i> wall shall not exceed 40 metres in length unless that wall is segmented into portions no greater than 18 metres in length and offset by a minimum depth of 0.6 metres. | |
| (ii) The main public entrance to an <i>apartment building</i> shall be accentuated by one or more of the following <i>design</i> features: <i>arcades</i> , arches, awnings, pitched or raised roof forms, recesses or porticoes or similar <i>design</i> features. | |
| (iii) A <i>building</i> façade that faces a public <i>street</i> shall incorporate at least two different exterior building finish materials. | Z-5.16 |
| (iv) Where there are multiple <i>buildings</i> on a <i>lot</i> , no more than two <i>buildings</i> shall appear the same with regard to overall <i>design</i> , architectural features, exterior building finish materials and colours. | Z-5.16 |
| (v) Where the end wall of a <i>building</i> faces a public <i>street</i> , the <i>design</i> and finish of that wall shall be similar to the wall containing the main entrance(s). | |

(g) Landscaped Area	(i) The minimum <i>landscaped area</i> required at <i>grade</i> is 45 m ² per <i>dwelling unit</i> (ii) In accordance with Section 4.2(2)
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(h) Parking	In accordance with Section 5
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9.3(4) STANDARDS

(continued)

(1) For one residential building on a lot

(a) Lot Coverage (MAX)	45 % of the <i>lot area</i>
(b) Building Setbacks (MIN)	
(i) from a <i>front property line</i> :	6 metres
(ii) from a <i>side property line</i> :	3 metres, except:
(A) where the <i>side property line</i> abuts an R-1, R-1N, R-2, or R-3 zone:	6 metres
(iii) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> :	6 metres
(iv) from a <i>rear property line</i> :	6 metres, except:
(A) where the <i>rear property line</i> abuts an R-1, R-1N, R-2, or R-3 zone:	7.5 metres
(v) from a <i>side or rear property line</i> for an underground <i>parking structure</i> completely below <i>grade</i> :	1.2 metres

(2) For more than one residential building on a lot

(a) Lot Coverage (MAX)	35 % of the <i>lot area</i>
(b) Building Setbacks (MIN)	
(i) from a <i>property line</i> abutting a public <i>street</i> :	6 metres
(ii) from any other <i>property line</i> :	4 metres, except:
(A) where the <i>property line</i> abuts an R-1, R-1N, R-2, or R-3 zone:	7.5 metres

Z-5.16

9.4

MULTI-RESIDENTIAL ZONE THREE

MR-3

9.4(1) PURPOSE

The MR-3 Zone:

- (a) accommodates comprehensively designed residential *development* in a variety of *building* forms on large *parcels* of land;
- (b) provides for the community and lifestyle needs of the residential *development*;
- (c) allows more than 1 main residential *building* on a *lot*.

**9.4(2)
USES****(a) Permitted Uses**

- (1) *Apartment Building*
- (2) *Assisted Living*
- (3) *Child Care Centre - Small*
- (4) *Duplex Dwelling*
- (5) *Semi-detached Dwelling*
- (6) *Stacked Townhouse*
- (7) *Townhouse*

(b) Conditional Uses

- (1) *Child Care Centre - Large*
- (2) *Community Centre*

**9.4(3)
USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

Z-5.82

- (a) *Apartment buildings, assisted living, and stacked townhouses* shall comply with the MR-2 zone standards (Section 9.3(4)).
- (b) *Child care centre - large* shall be located only within a *community centre* or on the ground floor of an *apartment building* and shall comply with Section 10.3(3).
- (c) *Community centre* shall comply with the I-1 zone standards (Section 12.2(4)) and shall only be permitted in conjunction with a multi-residential *use*.
- (d) *Duplex & semi-detached dwellings* shall comply with the R-3 zone standards (Section 8.5(4)).
- (e) *Townhouses* shall comply with the MR-1 zone standards (Section 9.2(4)).

9.4(4) STANDARDS

(a) Low Density Residential Component (MAX)	<i>Semi-detached and duplex dwellings shall comprise a maximum of 25% of the total number of dwelling units.</i>
(b) Lot Area (MIN)	(i) 8000 m ² (ii) 133 m ² per <i>dwelling unit</i> where there is an existing residential <i>building</i>
(c) Lot Frontage (MIN)	(i) 34 metres (ii) No <i>lot frontage</i> is required for <i>semi-detached and duplex dwellings</i> where there is direct driveway access from a <i>private road</i> .
(d) Lot Coverage (MAX)	35 % of the <i>lot area</i> for the main residential <i>building</i>
(e) Building Height (MAX)	Despite the maximum required <i>building height</i> , the maximum <i>height</i> for <i>apartment buildings</i> located more than 30 metres from any <i>property line</i> is 18 metres.
(f) Landscaped Area	In accordance with Section 4.2(2)
(g) Parking	In accordance with Section 5

9.5

MR-4

MULTI-RESIDENTIAL ZONE FOUR

9.5(1) PURPOSE

The MR-4 Zone:

- (a) accommodates multi-residential infill *development* in the form of *apartment buildings*;
- (b) is generally located along public transit corridors and may be located in proximity to low *density residential development*;
- (c) provides for *buildings* of medium height and high *density*.



9.5(2) USES

(a) Permitted Uses

- (1) *Apartment Building*
- (2) *Assisted Living*

(b) Conditional Uses

- (1) *Child Care Centre -Large*

9.5(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

Z-5.82

- (a) *Child care centre - large* shall be located only on the ground floor of an *apartment building* and shall comply with Section 10.3(3).

9.5(4) STANDARDS

(a) Density (Lot Area per Dwelling Unit) <small>Z-5.59</small>	max 100 <i>dwelling units</i> per hectare (min 100 m ² per <i>dwelling unit</i>)	Z-5.16
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(b) Density Bonus

Only one of the following *density* bonuses may be applied to a *development*:

- | | | |
|---|--|---------|
| (i) Where at least 50% of the required <i>parking</i> is provided underground: | MAX 120 <i>dwelling units</i> per hectare
(MIN 83 m ² per <i>dwelling unit</i>) | |
| (ii) For any <i>affordable housing dwelling unit</i> : | MAX 140 <i>dwelling units</i> per hectare
(MIN 72 m ² per <i>dwelling unit</i>) | Z-5.143 |
| (iii) For any <i>apartment building</i> that provides both <i>private</i> and <i>common amenity space</i> : | MAX 110 <i>dwelling units</i> per hectare
(MIN 91 m ² per <i>dwelling unit</i>) | |

(c) Lot Frontage (MIN)	30 metres
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(d) Lot Coverage (MAX)	45 % of the <i>lot area</i> for the main residential <i>building</i>
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(e) Building Location and Design

- (i) Within the Residential Town Plat (Schedule 6) the *building* shall be located on the *lot* such that a minimum of 60% of the *façade* length facing a public *street* is located within the minimum and maximum *building setback* from a *front property line*.
- (ii) A *building* entrance must face the public *street* and shall be accentuated by one or more of the following *design* features: *arcades*, arches, awnings, pitched or raised roof forms, recesses or *porticoes* or similar *design* features.
- (iii) Any *façade* that faces a public *street* shall incorporate at least two different exterior *building* finish materials.

9.5(4) STANDARDS

(continued)

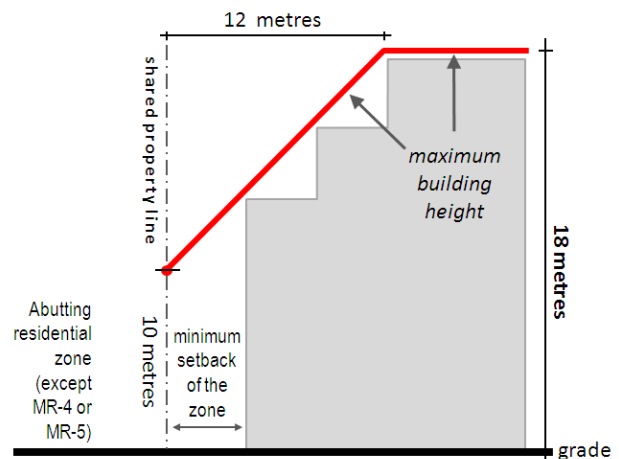
(f) Building Setbacks (MIN)

- | | |
|--|---|
| (i) from a <i>front property line</i> : | 3 metres, except:

MIN 2 metres and
MAX 4 metres |
| (ii) from a <i>side property line</i> : | 2 metres except: |
| (A) where <i>side property line</i> abuts a <i>low density residential zone</i> : | 4 metres |
| (iii) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : | 3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9)) |
| (iv) from a <i>rear property line</i> : | 7.5 metres |
| (v) from a <i>side or rear property line</i> for an underground <i>parking structure</i> completely below <i>grade</i> : | 1.2 metres |

(g) Building Height (MAX)

- (i) 18 metres
- (ii) Where the *lot* abuts a *residential zone*, except the MR-4 or MR-5 zone, *building height* is measured beginning at a point 10 metres above *grade* at the *shared property line* and increases proportionally to a maximum height of 18 metres above *grade* at a distance of 12 metres or more from the *shared property line*.

**(h) Landscaped Area**

- (i) The minimum *landscaped area* required at *grade* is 35 % of the *lot area*
- (ii) In accordance with Section 4.2(2)

(i) Parking

In accordance with Section 5

9.6

MR-5

MULTI-RESIDENTIAL ZONE FIVE**9.6(1) PURPOSE**

The MR-5 Zone:

- (a) accommodates multi-residential infill *development* in the form of *apartment buildings* with allowance for limited convenience commercial *uses*;
- (b) is generally located along public transit corridors;
- (c) provides for *buildings* of high height and high *density*.

**9.6(2)
USES****(a) Permitted Uses**

- (1) *Apartment Building*
- (2) *Assisted Living*

(b) Conditional Uses

- (1) *Child Care Centre - Large*
- (2) *Convenience Store*
- (3) *Food Service - Take-out*
- (4) *Personal Service - Apparel*
- (5) *Personal Service - Appearance*

**9.6(3)
USE RULES**

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Residential Uses (Section 7). In addition, the following rules apply:

- (a) *Convenience store, food service take-out, personal service - apparel, and personal service - appearance* shall:
 - (i) be contained entirely within the *apartment building*;
 - (ii) be restricted to a maximum *net floor area* of 90 m² for each commercial establishment, and *food service - take-out* may include a limited seating area of not more than 15 m²;
 - (iii) be restricted to a combined maximum floor area of 15% of the ground floor of the *building*;
 - (iv) be located only on the ground floor closest to *grade*;
 - (v) not be located above any *dwelling unit* or share an internal hallway with a *dwelling unit*.
- (b) *Child care centre - large* shall be located only on the ground floor of an *apartment building* and shall comply with Section 10.3(3).

9.6(4) STANDARDS

- | | | |
|---|--------|--|
| (a) Density (Lot Area per Dwelling Unit) | Z-5.59 | MAX 160 <i>dwelling units</i> per hectare
(MIN 62 m ² per <i>dwelling unit</i>) |
|---|--------|--|

Z-5.16

(b) Density Bonus

Only one of the following *density* bonuses may be applied to a *development*:

- | | |
|---|--|
| (i) Where at least 50% of the required <i>parking</i> is provided underground: | MAX 180 <i>dwelling units</i> per hectare
(MIN 55 m ² per <i>dwelling unit</i>) |
| (ii) For any <i>affordable housing dwelling unit</i> : | MAX 224 <i>dwelling units</i> per hectare
(MIN 45 m ² per <i>dwelling unit</i>) |
| (iii) For any <i>apartment building</i> that provides both <i>private</i> and <i>common amenity space</i> : | MAX 176 <i>dwelling units</i> per hectare
(MIN 57 m ² per <i>dwelling unit</i>) |

Z-5.143

- | | |
|-------------------------------|-----------|
| (c) Lot Frontage (MIN) | 30 metres |
|-------------------------------|-----------|

- | | |
|-------------------------------|--|
| (d) Lot Coverage (MAX) | 45 % of the <i>lot area</i> for the main residential <i>building</i> |
|-------------------------------|--|

(e) Building Location and Design

- (i) Within the Residential Town Plat (Schedule 6) the *building* shall be located on the *lot* such that a minimum of 60% of the *façade* length facing a public *street* is located within the minimum and maximum *building setback* from a *front property line*.
- (ii) A *building* entrance must face the public *street* and shall be accentuated by one or more of the following *design* features: *arcades*, *arches*, *awnings*, *pitched* or *raised roof forms*, *recesses* or *porticoes* or similar *design* features.
- (iii) Any *façade* that faces a public *street* shall incorporate at least 2 different exterior *building* finish materials.

9.6(4) STANDARDS

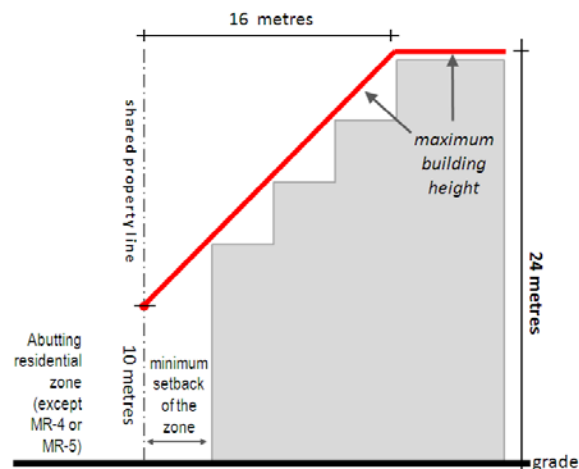
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(f) Building Setbacks (MIN)

- | | |
|--|---|
| (i) from a <i>front property line</i> : | 3 metres, except: |
| (A) within the Residential Town Plat (Schedule 6): | MIN 2 metres and
MAX 4 metres |
| (ii) from a <i>side property line</i> : | 2 metres except: |
| (A) where <i>side property line</i> abuts a <i>low density residential zone</i> : | 4 metres |
| (iii) from a <i>side property line</i> that abuts a flanking <i>street</i> on a <i>corner lot</i> : | 3 metres, except no <i>building</i> shall be located within the sight triangle (Section 4.1(9)) |
| (iv) from a <i>rear property line</i> : | 7.5 metres |
| (v) from a <i>side or rear property line</i> for an underground <i>parking structure</i> completely below <i>grade</i> : | 1.2 metres |

(g) Building Height (MAX)

- (i) 24 metres
- (ii) Where the *lot* abuts a *residential zone*, except the MR-4 or MR-5 zone, *building height* is measured beginning at a point 10 metres above *grade* at the shared *property line* and increases proportionally to a maximum height of 24 metres above *grade* at a distance of 16 metres or more from the shared *property line*.

**(h) Landscaped Area**

- (i) The minimum *landscaped area* required at *grade* is 35 % of the *lot area*
- (ii) In accordance with Section 4.2(2)

(i) Parking

In accordance with Section 5