

SECTION 11

URBAN RESIDENTIAL 5 ZONE (UR5)

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11.1 Permitted Uses

Accessory uses and buildings.
Apartment dwellings.
Converted dwellings.
Group homes.
Homes for the aged.
Lawfully existing dwellings.
Nursing homes.
Retirement homes.
Rooming or boarding house.
Women's shelters.

11.2 Zone Regulations

11.2.1 Apartment Dwellings

(1)	Lot Area:	(minimum)	650m² for first 3 units plus 100m² for each additional unit
(2)	Lot Frontage:	(minimum)	20m
(3)	Front Yard Depth:	(minimum)	9m
(4)	Side Yard Widths:	(minimum)	5m (each side)
(5)	Rear Yard Depth:	(minimum)	7.5m

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|-----|------------------------|-----------|------------|
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 45m |
| (8) | Landscaped Open Space: | (minimum) | 40% |

11.2.2 Homes for the Aged, Nursing Homes and Retirement Homes

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|-----|------------------------|-----------|-------------------------|
| (1) | Lot Area: | (minimum) | 700m² |
| (2) | Lot Frontage: | (minimum) | 23m |
| (3) | Front Yard Depth: | (minimum) | 9m |
| (4) | Side Yard Widths: | (minimum) | 6m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 12m |
| (8) | Landscaped Open Space: | (minimum) | 30% |

11.2.3 Lawfully Existing Dwellings

- (1) The regulations set out in Sections 7.2.1, 8.2.1, 9.2.1 and 10.2.1 shall apply.

11.2.4 Women's Shelters

- (1) The regulations set out in Section 7.2.1 shall apply.

11.2.5 Converted Dwelling

- (1) The regulations set out in Section 10.2.3. shall apply.

11.2.6 Group Homes

- (1) The regulations set out in [Section 3.16](#) shall apply.

11.3 Site and Area Specific Regulations

The following site and area specific zones shall be subject to the preceding permitted uses and zone regulations except where those permitted uses and regulations are varied by the provisions of these site and area specific zones.

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11.3.1 UR5-1 (See Zoning Map Part 62)

11.3.1.1 Site Zone Regulations - Apartment Dwellings

(1)	Lot Area:	(minimum)	825m² for the first 3 dwelling units plus 75m² for each additional unit
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	7.5m
(4)	Side Yard Widths:	(minimum)	1/3 building height or 4.5m whichever is greater
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	30%
(7)	Height:	(maximum)	10 storeys maximum for a main building
(8)	Landscaped Open Space:	(minimum)	50%

11.3.2 **UR5-2** (See Zoning Map Part 62)

11.3.2.1 **Site Zone Regulations - Apartment Dwellings**

(1)	Lot Area:	(minimum)	925m² minimum for the first 3 dwelling units plus 295m² for each additional dwelling unit
(2)	Lot Frontage:	(minimum)	30m
(3)	Front Yard Depth:	(minimum)	7.5m
(4)	Side Yard Widths:	(minimum)	1/3 building height or 4.5m whichever is greater
(5)	Rear Yard Depth:	(minimum)	7.5m
(6)	Lot Coverage:	(maximum)	30%
(7)	Height:	(maximum)	10 storeys maximum for a main building
(8)	Landscaped Open Space:	(minimum)	50%

11.3.3 **UR5-3**

11.3.3.1 **Permitted Uses**

- (1) Existing apartment dwellings.

11.3.3.2 **Site Zone Regulations**

(1)	Front & Rear Yard Depths:	(minimum)	as existed on the date of passage of this By-law
(2)	Side Yard Widths:	(minimum)	as existed on the date of passage of this By-law
(3)	Height:	(minimum)	as existed on the date of passage of this By-law
(4)	Special Provision 1255 Sandy Lane:		Notwithstanding any other provisions in this By-law, the lands municipally known as 1255 Sandy Lane shall be subject to the following: Upon receipt of a planning application by the City's Planning and Building Department affecting the land and water uses of the property, notice of such application shall be given in writing to the Pier 100 Tenants Association. For the purpose of this subsection,

Planning Applications shall be deemed to include an application for a rezoning, an official plan amendment, a minor variance, a consent, a building permit and/or a site plan control agreement or an amendment to an existing agreement.

11.3.4 UR5-4 (See Zoning Map Part 29)

11.3.4.1 Permitted Uses

- (1) Apartment dwelling.

11.3.4.2 Site Zone Regulations

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|-----|----------------------------|-----------|--|
| (1) | Privacy Screening: | (minimum) | 1.5m high solid opaque fencing or hedging along the west limit of the lot. |
| (2) | Trees: | (minimum) | the existing trees along the west limit of the lot shall be retained and preserved as long as possible |
| (3) | Setbacks (from lot lines): | (minimum) | as existed on the date of passage of this By-law |
| (4) | Landscaped Open Space: | (minimum) | as existed on the date of passage of this By-law |

11.3.5 UR5-5 (See Zoning Map 54)

11.3.5.1 Permitted Uses

- (1) Senior citizens' apartment dwelling.

11.3.5.2 Site Zone Regulations

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|-----|----------|-----------|--|
| (1) | Fencing: | (minimum) | - a chain link fence 1.5m in height shall be provided and maintained along the east and south limits of the lot |
|-----|----------|-----------|--|

- | | | |
|-----|-------------------------------------|--|
| | | - a solid opaque privacy fence 1.5m in height shall be provided and maintained along the north and west limits of the lot where necessary, to screen the parking area |
| (2) | Front & Rear Yard Depths: (minimum) | existing depths shall be maintained |
| (3) | Side Yard Widths: (minimum) | existing depths shall be maintained |
| (4) | Height: (maximum) | 6 storeys |
| (5) | Parking: (minimum) | 15 parking spaces |

11.3.6 **UR5-6** (See Zoning Map Part 46)

11.3.6.1 **Permitted Uses**

(152/2007)

- (1) Accessory uses and buildings.
- (2) Apartment dwelling.
- (3) Community centre.

11.3.6.2 **Site Zone Regulations**

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|-----|--|--|
| (1) | Front Yard Depth: (minimum) | 12.2m |
| (2) | Rear Yard Depth: (minimum) | 7.6m |
| (3) | Side Yard Widths: (minimum) | 7.6m |
| (4) | Height: (maximum) | 3 storeys |
| (5) | Apartment Unit Restrictions: (maximum) | 28 apartment units, of which a minimum of 20 shall be for senior citizen residents and handicapped residents and a maximum of 2 units shall be used as meeting rooms for groups associated with St. Luke's Church |
| (6) | Landscaped Open Space: (minimum) | 45% |
| (7) | Children's Play Area: (minimum) | 50m² |
| (8) | Parking: (minimum) | <ul style="list-style-type: none"> - parking shall be provided based on the following standards: - 2 space per senior citizen's unit and handicapped unit - 13 spaces per family unit - handicapped spaces to be marked and assigned to reserve them for use by handicapped residents |

11.3.7 UR5-7 (See Zoning Map Part 41)

11.3.7.1 Site Zone Regulations

(1)	Height:	(maximum)	2 storeys
(2)	Dwelling Units:	(maximum)	20

11.3.8 UR5-8 (See Zoning Map Part 31)

11.3.8.1 Permitted Uses

- (1) Accessory recreational uses.
- (2) Apartment dwellings.
- (3) Multiple attached dwellings.
- (4) The following uses on the ground floor of an apartment dwelling:
 - (a) retail establishments selling books, confections, drugs, food, gifts, greeting cards, notions, stationery and tobacco;
 - (b) financial institutions;
 - (c) personal service shops;
 - (d) dry cleaning pick-up and delivery depot; and
 - (e) offices.
- (5) Accessory uses and buildings.

11.3.8.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	as existed on the date of passage of this By-law
(2)	Lot Coverage:	(maximum)	- 30% for multiple attached dwellings
			- 25% for apartment dwellings
(3)	Front & Rear Yard Depths:	(minimum)	as existed on the date of passage of this By-law
(4)	Side Yard Widths:	(minimum)	as existed on the date of passage of this By-law
(5)	Building Separations:	(minimum)	- no side or end wall of a multiple attached dwelling shall be located closer than 2.5m to the side or end wall of any other multiple attached dwelling located on the same lot
			- no apartment dwelling shall be located closer to any multiple attached dwelling than 40m or closer to any other apartment

			dwelling on an adjoining lot than 23m
(6)	Height:	(maximum)	- 2 storeys for a multiple attached dwelling
			- 3 storeys for the apartment dwelling known municipally as 1202 Pontiac Court
			- 10 storeys for the apartment dwelling known municipally as 1270 Pontiac Court

11.3.9 UR5-9 (See Zoning Map Part 47)

11.3.9.1 Site Zone Regulations

(1)	Height:	(maximum)	10 storeys for a new apartment dwelling and 5 storeys for the two existing apartment dwellings on the site
(2)	Lot Area:	(minimum)	2.2ha
(3)	Dwelling Units:	(maximum)	270

11.3.10 UR5-10 (See Zoning Map Part 32)

11.3.10.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple dwellings.

11.3.10.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	1.2 ha
(2)	Lot Frontage:	(minimum)	72.5m
(3)	Front Yard Depth:	(minimum)	15m
(4)	Side Yard Widths:	(minimum)	9m (each side)
(5)	Rear Yard Depth:	(minimum)	23m
(6)	Lot Coverage:	(maximum)	30%
(7)	Landscaped Open Space:	(minimum)	50%
(8)	Number of Dwelling Units:	(maximum)	50
(9)	Parking:	(minimum)	- 1.25 spaces for each dwelling unit
			- a minimum of 20% of the spaces provided shall be set aside for and visually identified as visitors' parking

- (10) Height: (maximum) **10.5m**
- where a dwelling unit is maintained for exclusive use by the elderly, a minimum of **1** space for each **4** dwelling units shall be provided

11.3.11 UR5-11 (See Zoning Map Part 5)

11.3.11.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple dwellings.

11.3.11.2 Site Zone Regulations

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|-----|------------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 925m² for the first 3 dwelling units plus 115m² for each additional dwelling unit |
| (2) | Lot Frontage: | (minimum) | 30m |
| (3) | Front Yard Depth: | (minimum) | 7.5m |
| (4) | Side Yard Widths: | (minimum) | a of building height or 4.5m , whichever is greater |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 30% |
| (7) | Height: | (maximum) | 3 storeys |
| (8) | Landscaped Open Space: | (minimum) | 50% |

11.3.12 UR5-12 (See Zoning Map Part 32)

11.3.12.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings.
- (3) Multiple dwellings.
- (4) One semi-detached dwelling unit.

11.3.12.2 Site Zone Regulations

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|-----|---------------|-----------|---------------|
| (1) | Lot Area: | (minimum) | 1.8 ha |
| (2) | Lot Frontage: | (minimum) | 135m |

- | | | | | |
|-----|------------------------|-----------|---|---|
| (3) | Front Yard Depth: | (minimum) | - | 7.5m for semi-detached and multiple attached dwellings |
| | | | - | 75m for multiple dwellings |
| (4) | Side Yard Widths: | (minimum) | - | 7.5m for semi-detached and multiple attached dwellings |
| | | | - | 7.5m from the west lot line and 75m from the east lot line for multiple dwellings |
| (5) | Rear Yard Depth: | (minimum) | | 7.5m |
| (6) | Lot Coverage: | (maximum) | | 25% |
| (7) | Height: | (maximum) | - | 10m for semi-detached and multiple attached dwellings |
| | | | - | 3 storeys for multiple dwellings |
| (8) | Landscaped Open Space: | (minimum) | | 50% |

11.3.13 UR5-13 (See Zoning Map Part 47)

11.3.13.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple attached dwellings.
- (3) Multiple dwellings.
- (4) Nursing home.

11.3.13.2 Site Zone Regulations

- | | | | | |
|-----|-------------------|-----------|---|--|
| (1) | Lot Area: | (minimum) | - | 2 ha for a nursing home |
| | | | - | 306m² for each multiple attached dwelling unit |
| | | | - | 925m² for the first 3 multiple dwelling units plus 95m² for each additional multiple dwelling unit |
| (2) | Lot Frontage: | (minimum) | | 30m |
| (3) | Front Yard Depth: | (minimum) | | 7.5m |
| (4) | Side Yard Widths: | (minimum) | - | 7.5m for multiple dwellings and nursing homes |
| | | | - | 7.5m for multiple attached dwellings, except if the side wall of a multiple attached dwelling abuts the side lot line, the minimum side yard width shall be 3m |

- | | | | |
|-----|------------------------|-----------|--|
| (5) | Rear Yard Depth: | (minimum) | - 7.5m for multiple dwellings and nursing homes |
| | | | - 7.5m for multiple attached dwellings, except if the side wall of a multiple attached dwelling abuts the rear lot line, the minimum rear yard depth shall be 3m |
| (6) | Lot Coverage: | (maximum) | 30% |
| (7) | Height: | (maximum) | - 13.5m for multiple dwellings and nursing homes |
| | | | - 8m for multiple attached dwellings |
| (8) | Landscaped Open Space: | (minimum) | 50% |

11.3.14 UR5-14 (See Zoning Map Part 62)

11.3.14.1 Permitted Uses

- (1) Multiple attached dwellings.
- (2) Multiple dwellings.
- (3) Semi-detached dwellings.
- (4) Single detached dwellings.

11.3.14.2 Site Zone Regulations

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|-----|----------------------------|-----------|---|
| (1) | Semi-detached dwellings: | (minimum) | the regulations set out in Section 8.2.1 shall apply |
| (2) | Single-detached dwellings: | (minimum) | the regulations set out in Section 7.2.1 shall apply. |
| (3) | Lot Area: | (minimum) | - 294m² for each multiple attached dwelling unit |
| | | | - 925m² for the first 3 multiple dwelling units plus 95m² for each additional multiple dwelling unit |
| (4) | Lot Frontage: | (minimum) | 50m |
| (5) | Front Yard Depth: | (minimum) | 7.5m |
| (6) | Side Yard Widths: | (minimum) | - 7.5m for multiple dwellings |
| | | | - 7.5m for multiple attached dwellings, except where a side wall of a multiple attached dwelling abuts a side lot line, the minimum side yard shall be 3m |
| (7) | Rear Yard Depth: | (minimum) | - 7.5m for multiple dwellings |
| | | | - 7.5m for multiple attached dwellings, except where the side of a multiple attached dwelling abuts |

			a rear lot line, the minimum rear yard shall be 3m
(8)	Lot Coverage:	(maximum)	30%
(9)	Height:	(maximum)	- 7 storeys for multiple dwellings - 10.5m for multiple attached dwellings
(10)	Landscaped Open Space:	(minimum)	50%
(11)	Density:	(maximum)	- 100 units per hectare for multiple dwellings - 34 units per hectare for multiple attached dwellings
(12)	Special Setback:	(minimum)	15m from Highway 40 ROW

11.3.15 UR5-15 (See Zoning Map Part 63)

11.3.15.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Banks.
- (3) Commercial recreational establishments.
- (4) Duplex dwellings.
- (5) Multiple attached dwellings.
- (6) Multiple dwellings not exceeding **3** storeys with or without commercial uses on the ground floor.
- (7) Offices.
- (8) Personal service establishments.
- (9) Restaurants.
- (10) Retail establishments.
- (11) Semi-detached dwellings.
- (12) Single detached dwellings.
- (13) Street multiple attached dwellings
- (14) Triplex dwellings.

11.3.15.2 Site Zone Regulations

- (1) Single detached dwellings: (minimum) the regulations set out in Section 7.2.1 shall apply
- (2) Semi-detached Dwellings, Duplex Dwellings, Triplex Dwellings, Street Multiple-attached Dwellings, Multiple-attached Dwellings and Multiple Dwellings:
 - (a) Lot Areas: (minimum)
 - i) semi-detached dwelling: **240m²** per dwelling unit
 - ii) duplex dwelling: **550m²**
 - iii) triplex dwelling: **700m²**
 - iv) street-multiple attached dwelling: **180m²** per unit

- v) multiple-attached dwelling: **294m²** per unit
 - vi) multiple dwellings: - **925m²** for first **3** units
plus **95m²** for each additional unit
- (b) Lot Frontage: (minimum)
 - i) semi-detached dwelling: **16m**
 - ii) duplex dwelling: **15m**
 - iii) triplex dwelling: **18m**
 - iv) street multiple-attached dwelling: **6m** per unit
 - v) multiple-attached dwelling: **30m**
 - vi) multiple dwellings: **30m**
- (c) Front Yard Depth: (minimum)
 - i) semi-detached, duplex, triplex and street multiple-attached dwellings: **4.5m**, except where an attached garage has a vehicular entrance which faces a municipal street, the front yard shall be **6m**
 - ii) multiple-attached and multiple dwellings: **10.5m**
- (d) Side Yard Widths: (minimum)
 - i) semi-detached dwellings: - **1.2m** on both sides of a semi-detached dwelling attached below grade only
 - there is an interior side yard of **0.6m** required along the common lot line for a semi-detached lot
 - **1.2m** on both sides of a semi-detached dwelling attached above grade or both above and below grade
 - there is no interior side yard required along the common lot line where dwelling units are attached by a common wall
 - there is an interior side yard of **0.6m** required along the common lot line for those portions of the dwelling units which are not attached by a common wall
 - ii) duplex and triplex dwellings: **1.2m** on one side and **3m** on the other side, except where there is an attached garage, the side yards shall be **1.2m**
 - iii) street multiple-attached dwellings: **3m** from the end units
 - there is no interior side yard required along the common lot lines where the dwelling units are attached by a common wall

- there is an interior side yard of **0.6m** required along the common lot line for those portions of the dwelling units which are not attached by a common wall
- iv) multiple-attached dwellings: **7.5m**, except where the side of a multiple attached dwelling abuts a rear lot line the side yard shall be **3m**
 - there is no interior side yard required along the common lot lines where the dwelling units are attached by a common wall
 - there is an interior side yard of **0.6m** required along the common lot lines for those portions of the dwelling units which are not attached by a common wall
- v) multiple dwellings: **7.5m**
- (e) Exterior Side Yard Widths: (minimum)
 - i) semi-detached, duplex, triplex and street multiple-attached dwellings: **3m**, except where an attached garage has a vehicular entrance that faces a municipal street, the side yard shall be **6m**
 - ii) multiple attached dwellings: **7.5m**
 - iii) multiple dwellings: **10.5m**
- (f) Rear Yard Depth: (minimum) **7.5m**
- (g) Lot Coverage: (maximum)
 - i) semi-detached, duplex and triplex dwellings: **35%**
 - ii) street multiple-attached & multiple-attached dwellings: **40%**
 - iii) multiple dwellings: **30%**
- (h) Height: (maximum) **10.5m**
- (i) Landscaped Open Space: (minimum)
 - i) multiple dwellings: **50%**
 - ii) semi-detached, duplex, street multiple-attached and multiple-attached dwellings: **40%**
- (j) Parking: (minimum)
 - i) semi-detached and street multiple-attached dwellings: **1** private garage per dwelling unit attached to the dwelling unit
 - ii) duplex and triplex dwellings: **1** per unit
 - iii) multiple attached and multiple dwellings: **1.25** per unit
- (k) Special Regulations: (minimum)
 - i) no multiple dwelling shall be located closer than **60m** to the east

- boundary of the lands described as Part 1, Plan 25R2231 - this separation distance shall not constitute a required yard for the purposes of parking
- ii) multiple dwellings and multiple attached dwellings without attached garages shall provide a landscaped strip **6m** in width adjacent to any street
- (3) Banks, Offices, Commercial Restaurant Establishments, Restaurants, Personal Service Establishments, Retail Establishments
- | | | | |
|-----|------------------------|-----------|--|
| (a) | Lot Area: | (minimum) | 500m² |
| (b) | Lot Frontage: | (minimum) | 30m |
| (c) | Front Yard Depth: | (minimum) | 10.5m from Upper Canada Drive and Heritage Park Drive |
| (d) | Rear Yard Depth: | (minimum) | 3m , except that where a side lot line abuts a Residential Zone or a residential use, the minimum depth shall be 7.5m |
| (e) | Side Yard Widths: | (minimum) | 3m , except that where a side lot line abuts a Residential Zone or residential use, the minimum width shall be 7.5m |
| (f) | Lot Coverage: | (maximum) | 35% |
| (g) | Height: | (maximum) | 10.5m |
| (h) | Landscaped Open Space: | (minimum) | 30% |
| (i) | Landscaped Strips: | (minimum) | - 7.5m adjacent to a Residential Zone or use
- 6m adjacent to any street |
| (j) | Parking Restriction: | (minimum) | no parking or associated aisle shall be located in any required yard adjacent to a Residential Zone or use |
| (k) | Special Regulations: | (minimum) | no commercial building shall be located closer than 30m to the east boundary of lands described as Part 1, Plan 25R2231, this separation distance shall not constitute a required yard for the purposes of parking. |
- (4) Multiple Dwellings with Commercial Uses on the Ground Floor:
- | | | | |
|-----|-------------------|-----------|---|
| (a) | Lot Area: | (minimum) | 925m² for the first 3 dwelling units plus 95m² for each additional dwelling unit |
| (b) | Lot Frontage: | (minimum) | 30m |
| (c) | Front Yard Depth: | (minimum) | 10.5m from a municipal street |
| (d) | Side Yard Widths: | (minimum) | 7.5m |
| (e) | Rear Yard Depth: | (minimum) | 7.5m |
| (f) | Lot Coverage: | (maximum) | 30% |
| (g) | Height: | (maximum) | 10.5m |

- | | | |
|-----|-------------------------------------|---|
| (h) | Landscaped Open Space:
(minimum) | 40% |
| (i) | Landscaped Strips: (minimum) | <ul style="list-style-type: none"> - 7.5m adjacent to a Residential Zone or use - 6m adjacent to a municipal street |
| (j) | Parking Restriction: (maximum) | no parking on associated aisle shall be located in any required yard adjacent to a Residential Zone or use |
| (k) | Special Regulation: (minimum) | no building shall be located closer than 60m to the east boundary of lands described as Part 1, Plan 25R2231, this separation distance shall not constitute a required yard for the purpose of parking |

11.3.16 UR5-16 (See Zoning Map Part 14)

11.3.16.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Retirement home.

11.3.16.2 Site Zone Regulations

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|------|------------------------|---|---|
| (1) | Lot Area: | (minimum) | 1.5 ha |
| (2) | Lot Frontage: | (minimum) | 82m |
| (3) | Front Yard Depth: | (minimum) | 9m |
| (4) | Side Yard Widths: | (minimum) | <ul style="list-style-type: none"> - 10m east side - 6m west side |
| (5) | Rear Yard Depth: | (minimum) | 20m |
| (6) | Lot Coverage: | (maximum) | 30% |
| (7) | Height: | (maximum) | 3 storeys |
| (8) | Landscaped Open Space: | (minimum) | 50% |
| (9) | Parking: | (minimum) | 0.5 spaces per suite |
| (10) | Definition: | for purposes of this Section, a Retirement Home shall mean a residence providing accommodation primarily for retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided | |

11.3.17 UR5-17 (See Zoning Map Part 42)

11.3.17.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple use apartment dwelling with commercial on the first and second floors.

11.3.17.2 Site Zone Regulations

- | | | | |
|-----|-------------------------------|-----------|--|
| (1) | Commercial Space Restriction: | | offices and personal service establishments |
| | | (maximum) | |
| (2) | Lot Area: | (minimum) | as existed on the date of passage of this By-law |
| (3) | Lot Frontage: | (minimum) | as existed on the date of passage of this By-law |
| (4) | Front & Rear Yard Depths: | (minimum) | as existed on the date of passage of this By-law |
| (5) | Side Yard Widths: | (minimum) | as existed on the date of passage of this By-law |
| (6) | Landscaped Open Space: | (minimum) | as existed on the date of passage of this By-law |
| (7) | Parking: | (minimum) | <ul style="list-style-type: none">- 1.12 per dwelling unit- 1 per 37m² of office space- 1 per 20m² of personal service establishment use- 75 underground parking spaces shall be maintained- 24 surface parking spaces shall be maintained, with 6 to be designated for use by residents and 18 to be designated for the use of visitors and not employees in the building- all other required parking shall be provided within 150m of the lot |
| (8) | Commercial Entrances: | (minimum) | an external entrance shall be provided for each commercial use in the building |
| (9) | Signs: | (minimum) | shall be in the form of a plaque on the building and shall not exceed 31cm in height and 61cm in length |

11.3.18 **UR5-18** (See Zoning Map Part 38)

11.3.18.1 **Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Multiple dwellings.

11.3.18.2 **Site Zone Regulations**

- | | | | |
|-----|------------------------|-----------|--|
| (1) | Existing Setbacks: | (minimum) | the existing front, side and rear yard setbacks to the parking structure and the residential portion of the building shall be maintained |
| (2) | Parking Spaces: | (minimum) | 127 parking spaces to be provided with a minimum of 10 provided at surface level |
| (3) | Landscaped Open Space: | (minimum) | existing landscaped open space to be maintained |
| (4) | Height: | (maximum) | 13 storeys |
| (5) | Dwelling Units: | (maximum) | 108 dwelling units |

11.3.19 **UR5-19** (See Zoning Map Part 3)

11.3.19.1 **Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Senior citizen apartment dwellings.

11.3.19.2 **Site Zone Regulations**

- | | | | |
|-----|------------------------|-----------|---|
| (1) | Existing Setbacks: | (minimum) | the existing front, side and rear yard setbacks are to be maintained |
| (2) | Landscaped Open Space: | (minimum) | the existing landscaped open space shall be maintained |
| (3) | Height: | (maximum) | 2 storeys |
| (4) | Number of Units: | (maximum) | 42 units |
| (5) | Parking Spaces: | (minimum) | 11 parking spaces |
| (6) | Lighting: | (minimum) | exterior lighting shall be of a non-glare nature and directed away from adjacent residential properties |

11.3.20 UR5-20 (See Zoning Map Part 54)

11.3.20.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Multiple dwellings.

11.3.20.2 Site Zone Regulations

- | | | | |
|------|------------------------|-----------|--------------------------------------|
| (1) | Lot Area: | (minimum) | 2,906m² |
| (2) | Lot Frontage: | (minimum) | 20m |
| (3) | Front Yard Depth: | (minimum) | 6m |
| (4) | Side Yard Widths: | (minimum) | 5m (each side) |
| (5) | Rear Yard Depth: | (minimum) | 7.5m |
| (6) | Lot Coverage: | (maximum) | 35% |
| (7) | Height: | (maximum) | 10m |
| (8) | Landscaped Open Space: | (minimum) | 40% |
| (9) | Parking: | (minimum) | 1.25 spaces per dwelling unit |
| (10) | Number of Units: | (maximum) | 26 dwelling units |
| (11) | Loading Spaces: | (minimum) | not required |

11.3.21 UR5-21 (See Zoning Map Part 57)

11.3.21.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Home for the aged or rest home.
- (3) Home for the medically fragile.
- (4) Long term care facilities funded by the Ministry of Health.
- (5) Nursing home.
- (6) A medical centre/clinic which shall not include a pharmacy **(32/2011)**
- (7) Lawfully existing dwellings **(64/2018)**
- (8) Apartment dwelling **(64/2018)**
- (9) Multiple occupancy building. **(70/2019)**
- (10) 6 dwelling rooms. **(70/2019)**

11.3.21.2 Site Zone Regulations

(64/2018)

- | | | | |
|-----|-------------------|-----------|--|
| (1) | Lot Area: | (minimum) | as existed on the date of passage of this By-law |
| (2) | Lot Frontage: | (minimum) | as existed on the date of passage of this By-law |
| (3) | Front Yard Depth: | (minimum) | 9m |
| (4) | Side Yard Widths: | (minimum) | - 4.5m from Crawford Street for an |

			apartment dwelling
			- 6m from Crawford Street and Brock Street South for all other uses
(5)	Rear Yard Depth:	(minimum)	- 2.4m from a residential use
			10m from the southern boundary of the property municipally known as 198 Brock Street South
(6)	Height:	(maximum)	3 storeys, except that any new main building or building addition on the properties municipally known as 192 and 198 Brock Street South shall be limited to two storeys
			- 4 stories for an apartment dwelling
(7)	Lot Coverage:	(maximum)	- 38% for all buildings including
			- 432.5m² for a medical clinic
			- 700m² for an apartment dwelling
(8)	Landscaped Open Space:	(minimum)	30%
(9)	Landscaped Strips:	(minimum)	3m adjacent to a residential street.
(10)	Parking Area Location	(maximum)	- 6m from a streetline
			- 3m from a residential use
(11)	Parking	(minimum)	1 space per apartment dwelling unit
(12)	Lawfully Existing Dwellings		The regulations as set out in Section 11.2.3 shall apply.

11.3.22 UR5-22 (See Zoning Map Part 42)

11.3.22.1 Permitted Uses

- (1) Place of Worship.
- (2) Commercial recreation establishments within a building.
- (3) Commercial schools.
- (4) Day nurseries.
- (5) Medical centres/clinics.
- (6) Minor institutions.
- (7) Night clubs.
- (8) Offices.
- (9) Personal service establishments.
- (10) Restaurants.
- (11) Retail establishments.
- (12) Social or service clubs.
- (13) The uses permitted in [Section 11.1](#).

11.3.22.2 Site Zone Regulations

- (A) All Uses Permitted in Section 11.3.22.1 with the Exception of the Uses Permitted in Section 11.1
 - (1) As set out in Section 18.2.1.
 - (B) All Uses Permitted in Section 11.1
 - (1) As set out in [Section 11.2](#).
-

11.3.23 UR5-23 (See Zoning Map Part 56)

11.3.23.1 Permitted Uses

- (1) A home for the aged or rest home.
- (2) A nursing home.
- (3) Accessory uses and buildings.

11.3.23.2 Site Zone Regulations

- (1) As set out in [Section 11.2.2](#).
-

11.3.24 UR5-24 (See Zoning Map Part 56)

11.3.24.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Apartment dwellings.

11.3.24.2 Site Zone Regulations

- | | | | |
|-----|-------------------|-----------|---|
| (1) | Lot Area: | (maximum) | 607m² |
| (2) | Parking: | (minimum) | 1 per unit |
| (3) | Parking Location: | (maximum) | permitted in side yard setback adjacent to Vidal Street |
| (4) | Number of Units: | (maximum) | 123 units |
-

11.3.25 UR5-25 (See Zoning Map Part 1)

11.3.25.1 Site Zone Regulations - Apartment Dwellings

- | | | | |
|-----|------------------------|-----------|---|
| (1) | Height: | (maximum) | 12 storeys |
| (2) | Landscaped Open Space: | (minimum) | 40% and shall include the water lot portion of the lot |

11.3.26 UR5-26 (See Zoning Map Part 42)

(146/2004)

11.3.26.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) An apartment dwelling.

11.3.26.2 Site Zone Regulations

- | | | | |
|-----|-------------------|-----------|--|
| (1) | Lot Area: | (minimum) | 0.39 ha |
| (2) | Frontage: | (minimum) | 20m |
| (3) | Front Yard: | (minimum) | Parking Structure: 9m
Building: 9m |
| (4) | Side Yards: | (minimum) | Parking Structure
North Side: 5m
South Side: 5m
Building:
North Side 10m
South Side 10m |
| (5) | Rear Yard: | (minimum) | Parking Structure: 7.5m
Building: 7.5m |
| (6) | Lot Coverage: | (maximum) | 45% |
| (7) | Landscaped Space: | (minimum) | 30% |
| (8) | Height: | (maximum) | 45m |
| (9) | Balconies: | (maximum) | may project up to 2.85m into the required front yard |

11.3.27 UR5-27 (See Zoning Map Part 67)

(124/2017)

11.3.27.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Home for the aged or rest home
- (3) Long term care facility
- (4) Nursing Home

- (5) Residential care facility
- (6) Retirement home

11.3.27.2 Site Zone Regulations

(1)	Lot Frontage:	(minimum)	85m
(2)	Lot Area:	(minimum)	11,500m²
(3)	Front Yard Depth:	(minimum)	13m
(4)	Interior Side Yard Width:	(minimum)	10m
(5)	Exterior Side Yard Width:	(minimum)	One Storey Building: 3m 2-5 Storey Building: 5m 6-8 Storey Building: 14m
(6)	Rear Yard Depth:	(minimum)	16m
(7)	Lot Coverage:	(maximum)	35%
(8)	Landscaped Open Space:	(minimum)	45%
(9)	Height:	(maximum)	28m
(10)	Parking Spaces	(minimum)	166
(11)	Landscaped Strip Adjacent to Devine Street	(minimum)	0m

11.3.28 UR5-28 (See Zoning Map Part 41)

(30/2018)

11.3.28.1 Permitted Uses

- (1) Retirement home.

11.3.28.2 Site Zone Regulations

(1)	Lot Area:	(minimum)	9,500m²
(2)	Front Yard Depth: (Adjacent to Rayburne Avenue)	(minimum)	9m
(3)	Interior Side Yard Width:	(minimum)	
	a. South Lot Line:		
	i. Existing Building		1.4m
	ii. Future Addition(s)		5.0m
	b. North Lot Line		5.0m
(4)	Rear Yard Depth (Adjacent to Oxford Street):	(minimum)	6.0m
(5)	Lot Coverage:	(maximum)	44%
(6)	Landscaped Open Space:	(minimum)	32%
(7)	Height:	(maximum)	15m
(8)	Parking Spaces	(minimum)	52
(9)	Density:	(maximum)	108 UPH

11.3.29 UR5-29 (See Zoning Map Part 30)**(121/2018)****11.3.29.1 Permitted Uses**

- (1) Apartment dwelling
- (2) Multiple dwelling

11.3.29.2 Site Zone Regulations

- (1) Landscaped Open Space: (minimum) **25%**
- (2) Parking Spaces: (minimum) **1.18** parking spaces for every unit.
- (3) All other regulations as set out in Section 11.2.1 shall apply.

11.3.30 UR5-30 (See Zoning Map Part 13)**(12/2022)****11.3.30.1 Permitted Uses**

- (1) Accessory uses
- (2) Multiple Unit Apartment Dwelling
- (3) Place of Worship
- (4) Day Care Centre

11.3.30.2 Site Zone Regulations

- (1) Lot Area: (min) as it existed on the date of passing of this by-law
- (2) Lot Frontage: (min) as it existed on the date of passing of this by-law
- (3) Front Yard setback: (min) 9.0 metres
- (4) North Side Yard setback: (min) 6.0 metres
- (5) Rear Side Yard setback: (min) 26 metres
- (6) South Side Yard setback (min) as existing on the date of passing of this By-law
- (7) Height: (max) 19.5 metres
- (8) Lot Coverage: (max) 35%
- (9) Landscaped Open Space: (min) 30%
- (10) Parking: (min) 89 spaces

All other regulations as set out in Section 11.2.1 shall apply.

11.3.31 UR5-31 (See Zoning Map Part 31)**(33/2022)****11.3.31.1 Permitted Uses**

- (1) Accessory uses and buildings;
- (2) Apartment dwellings;
- (3) Converted dwellings;
- (4) Group homes;
- (5) Homes for the aged;
- (6) Lawfully existing dwellings;
- (7) Nursing homes;
- (8) Place of Worship;
- (9) Retirement homes;
- (10) Rooming or boarding house;
- (11) Women's shelters;

11.3.31.2 Site Zone Regulations

- | | |
|-----------------------------|---|
| (1) Lot Area: | (min) 650 sq.m for first 3 units plus 100 sq.m for each additional unit |
| (2) Lot Frontage: | (min) 20.0 metres |
| (3) Front Yard setback: | (min) 9.0 metres |
| (4) Side Yard setback: | (min) 5.0 metres each side |
| (5) Rear Side Yard setback: | (min) 5 metres |
| (6) Height: | (max) 16 metres |
| (7) Lot Coverage: | (max) 35% |
| (8) Landscaped Open Space: | (min) 40% |
| (9) Parking: | (min) 1.25 spaces per dwelling unit |

All other regulations as set out in Section 11.2.1 shall apply.

11.3.32 UR5-32 (See Zoning Map Part 57)

(82/2024)(49/2025)

11.3.32.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Apartment dwellings.
- (3) Auditoriums.
- (4) Commercial recreation establishments.
- (5) Commercial schools.
- (6) Converted Dwellings.
- (7) Group Homes.
- (8) Homes for the aged.
- (9) Lawfully existing dwellings.
- (10) Medical Centres/Clinics.
- (11) Multiple use apartment.
- (12) Nursing homes.
- (13) Offices.
- (14) Public Halls.
- (15) Restaurants.

- (16) Retail establishments.
- (17) Retirement homes.
- (18) Rooming or boarding house.
- (19) School.
- (20) Student Residence.
- (21) Studios.
- (22) Transitional Housing Facility
- (23) Transitional Housing Facility (Large)
- (24) Women's shelters.

11.3.32.2 Site Zone Regulations

- (1) Lot Area: (min) 2.18 hectares
- (2) Lot Coverage: (max) 41%
- (3) Front Yard Depth: (min) 10m
- (4) Rear Yard Depth: (min) 7.5m
- (5) Height: (max) 15m
- (6) Interior Side Yard: (min) 4.3m
- (7) Landscape Open Space: (min) 33%
- (8) Density: (max) 45 dwelling units or 230 student residence beds
- (9) Parking: (min) 103
- (10) Parking Ratio: (min) 1 space per every 6 beds for student residence;
2 spaces per school classroom;
1 space per 30 sq. m. of GFA (commercial).
- (11) All uses are only permitted within the building as it existed on the date of the passing of the by-law.
- (12) All standalone commercial uses shall be permitted to a maximum combined area of 743m² within the building as it existed on the date of the passing of the by-law.
- (10) All Other Regulations: As set out in Section 11.2

11.3.33 UR5-33 (See Zoning Map Part 30)

(83/2023)

11.3.33.1 Permitted Uses

- (1) Apartment dwellings
- (2) Homes for the aged
- (3) Nursing homes
- (4) Retirement homes
- (5) Women's shelters
- (6) Accessory uses and buildings

11.3.33.2 Site Zone Regulations – Apartment Dwellings

- (1) Lot Area: (minimum) **650m² for the first 3 units plus an additional 54m² for each additional unit**
- (2) Side Yard Setback: (minimum) **Exterior – 6m**

		Interior – 5m
(3)	Front Yard Setback: (minimum)	7.5m
(4)	Rear Yard Setback: (minimum)	7.8m
(5)	Landscaped Open Space: (minimum)	30%
(6)	Vehicle Parking: (minimum)	1 space per unit
(7)	Bicycle Parking: (minimum)	0.5 space per unit
(8)	Building Height: (maximum)	18.0m
(9)	Notwithstanding Section 3.38(1)(i), balconies are permitted to encroach 1.5m into the required exterior side yard.	

11.3.33.3 Site Zone Regulations – All Other Permitted Uses

- (1) All other regulations set out in Section 11.2 for the uses named in Section 11.3.33.1 shall apply.

11.3.34 UR5-34 (See Zoning Map Part 32)

(93/2022)

11.3.34.1 Site Zone Regulations – Apartment Dwellings

(1)	Lot Area:	(minimum)	23,985m² for 324 dwelling units
(2)	Front Yard Depth:	(minimum)	4m
(3)	Landscape Open Space:	(minimum)	33%
(4)	Lot Coverage:	(maximum)	40%

11.3.34.3 Site Zone Regulations – All Other Permitted Uses

- (1) All other regulations in Section 11.2 shall apply.

11.3.35 UR5-35 (See Zoning Map Part 57)

(82/2024)

11.3.35.1 Permitted Uses

- (1) Accessory uses and buildings.
- (2) Apartment dwellings.
- (3) Converted Dwellings.
- (4) Daycare.
- (5) Group Homes.
- (6) Homes for the aged.
- (7) Lawfully existing dwellings.
- (8) Nursing homes.
- (9) Retirement homes.
- (10) Street Multiple Attached Dwellings.
- (11) School.
- (12) Women's shelters.

11.3.35.2 Site Zone Regulations

- | | | |
|-----|------------------------|----------------------------|
| (1) | Lot Area: (min) | 1.60 hectares |
| (2) | Density: (max) | 150 units per hectare |
| (3) | Parking: (min) | 1.1 spaces per unit |
| (4) | All Other Regulations: | As set out in Section 11.2 |

11.3.35.3 Site Zone Regulations – Street Multiple Attached Dwellings

- | | | |
|-----|---------------------------------|------------------------------|
| (1) | Front Yard Depth: (min) | 5m |
| (2) | Interior Side Yard Width: (min) | 1.9m |
| (3) | Rear Yard Depth: (min) | 7.5m |
| (4) | All Other Regulations: | As set out in Section 10.2.1 |

11.3.35.4 Site Zone Regulations – Apartment Dwellings

- | | | |
|-----|--|--|
| (1) | Height: (max) | 34m |
| (2) | Building Setback from Public Street: (min) | Wellington Street – 118m
Stuart Street – 45m
Talfourd Street – 43m |
| (3) | Building Setback from west lot line: (min) | 18m |
| (4) | All Other Regulations: | As set out in Section 11.2 |

11.3.36 UR5-36 (See Zoning Map Part 45)**(99/2024)****11.3.36.1 Permitted Uses**

- (1) Accessory uses and buildings.
- (2) Apartment dwellings.
- (3) Community Centres
- (4) Converted Dwellings.
- (5) Day nurseries.
- (6) Group Homes.
- (7) Homes for the aged.
- (8) Lawfully existing dwellings.
- (9) Medical Centres/Clinics.
- (10) Multiple-use apartment.
- (11) Nursing homes.
- (12) Retirement homes.
- (13) Rooming or boarding house.
- (14) Transitional housing.
- (15) Women's shelters.

11.3.36.2 Site Zone Regulations

- | | | |
|-----|-------------------------|------------------------------------|
| (1) | Lot Area: (min) | 0.75 hectares |
| (2) | Lot Coverage: (max) | 35% |
| (3) | Front Yard Depth: (min) | 8m |
| (4) | Rear Yard Depth: (min) | 7.5m for the existing building and |

(5)	Height: (max)	3m for any new building 20m
(6)	Side Yard: (min)	3m west side yard for the existing building 3m east side yard for any proposed new building adjacent to the existing building
(7)	Landscape Open Space	35%
(8)	Parking – residential use: (min)	0.75/residential unit
(9)	Parking for all non-residential uses: (min)	As per section 3.37
(10)	Units (max)	92 Apartment dwelling units
(11)	Additional Regulation:	Notwithstanding any provisions of this by-law to the contrary, the zoning regulations (except parking for non-residential uses) shall be applied to the limits of the proposed UR5-36 site zone boundary, even in the event of a severance of the lands.
(12)	All Other Regulations:	As set out in Section 11.2.

11.3.37 **UR5-37** (See Zoning Map Part 45)

(98/2024)

11.3.37.1 Permitted Uses

- (1) As set out in Section 11.1.

11.3.37.2 Site Zone Regulations – Apartment Dwelling

- | | | |
|-----|------------------------------|---|
| (1) | Lot Area: (min) | 650m² for the first 3 units plus 85m² for each additional unit |
| (2) | Front Yard Depth: (min) | 4.5m |
| (3) | Landscaped Open Space: (min) | 30% |
| (4) | Landscape Strip: (min) | 0.5m Adjacent to a Residential Zone |
| (5) | Parking: (min) | 0.5 parking spaces per dwelling unit |
| (6) | All Other Regulations: | As set out in Section 11.2 |

11.3.37.3 Site Zone Regulations – All Other Permitted Uses

- (1) All Other Regulations: As set out in Section 11.2