

R5 - Residential Fifth Density Zone (Sections 163-164)

Purpose of the Zone

The purpose of the R5 - Residential Fifth Density Zone is to:

- (1) *allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as **General Urban Area**, **Mixed Use Centre** or **Central Area** in the Official Plan;*
- (2) *allow a number of other residential uses to provide additional housing choices within the fifth density residential areas;*
- (3) *permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size ;*
- (4) *ensure that residential uses predominate in selected areas of the **Central Area**, while allowing limited commercial uses;*
- (5) *regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced; and (By-law 2009-392)*
- (6) *permit different development standards identified in the Z subzone, primarily for areas designated as **Developing Communities**, which promote efficient land use and compact form while showcasing newer design approaches.*

163. In the R5 Zone:

Permitted Uses

- (1) The following uses are permitted uses subject to:
 - (a) the provisions of subsection 163 (3) to (18);
 - (b) a maximum of ten guest bedrooms in a bed and breakfast ;
 - (c) a maximum of ten residents are permitted in a group home. (By-law 2008-341)
 - (d) (By-law 2008-341)

apartment **dwelling**, low rise
apartment dwelling, mid rise (By-law 2014-292)
apartment dwelling, high rise (By-law 2014-292)
bed and breakfast, see *Part 5, Section 121*
 detached **dwelling**
diplomatic mission, see *Part 3, Section 88*
duplex dwelling, see *Part 5, Section 138* (By-law 2010-307)
dwelling unit
group home, see *Part 5, Section 125*
home-based business, see *Part 5, Section 127*
 home-based daycare, see *Part 5, Section 129*
linked-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)
park
planned unit development, see *Part 5, Section 131*
residential care facility
retirement home, converted, see *Part 5, Section 122*
retirement home
rooming house
additional dwelling unit, see *Part 5, Section 133*
semi-detached dwelling, see *Part 5, Section 138* (By-law 2010-307)
shelter, see *Part 5, Section 134*
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
 three-unit **dwelling**
townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334)(By-law 2010-307)
 (By-law 2014-189)
urban agriculture, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

Conditional Permitted Uses

- (2) Conditional uses are also permitted in the R5 zone, subject to the following:
 - (a) they are listed in Column III of Table 164A; and
 - (b) they are subject to additional provisions as identified by the subscript in Column III of Table 164A, which refers to a number in Column I of Table 164B which sets out the additional provision.

Zone Provisions

- (3) The zone provisions are set out in Table 164A and 164B. (By-law 2009-18)
- (4) Where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions identified in Table 164 A affecting permission of uses, minimum lot widths and lot areas, as well as minimum required setbacks apply to the whole of the lot, while the maximum height applies to each permitted dwelling type within the planned unit development.
- (5) A diplomatic mission and group home that is not a prohibited use listed in Column II of Table 164A, is subject to the subzone provisions for a detached dwelling if included in Column IV, otherwise it will be subject to the subzone provisions for an apartment dwelling, low rise.

- (6) A retirement home, rooming house, mixed use building and any other permitted non-residential use that is not a prohibited use listed in Column II of Table 164A, and that is four storeys or less in height, is subject to the subzone provisions for an apartment dwelling, low rise. A retirement home, rooming house, mixed use building and any other permitted non-residential use that is not a prohibited use listed in Column II of Table 164A and that is more than four storeys in height, is subject to the subzone provisions for an apartment dwelling, high rise where apartment dwelling, high rise is a permitted use and is subject to the subzone provisions for an apartment dwelling, mid rise where apartment dwelling, high rise is not a permitted use and apartment dwelling, mid rise is a permitted use. (By-law 2008-341) (By-law 2010-123) (By-law 2014-292)
- (7) A park is not subject to the provisions of Table 164A, however any development will be subject to the subzone provisions for an apartment dwelling, low rise. (By-law 2016-131)
- (8) Conversions that alter an existing residential use building to create another listed permitted use are subject to the provisions of Part 5, Section 122 - Conversions.
- (9) Thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, mid rise, apartment dwelling, high rise; apartment dwelling; low rise, stacked dwelling; retirement home, or a planned unit development that contains any one or more of these dwelling types. (By-law 2008-341) (By-law 2014-292)
- (10) Minimum lot width, lot area and parking requirements for linked-detached dwelling, semi-detached dwelling and townhouse dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed. (By-law 2012-334)
- (11) Utility installations are permitted:
- (a) only in an apartment dwelling, mid rise, apartment dwelling, high rise, and apartment dwelling, low rise a retirement home, or a building containing more than one principal use, and (By-law 2014-292)
 - (b) only if it is entirely enclosed within the walls of the building in which they are located. (By-law 2010-307)
- (12) Convenience stores are permitted if:
- (a) there is no more than one convenience store on a lot;
 - (b) it is located on the ground floor or in the basement of an apartment dwelling, mid rise, apartment dwelling, high rise; and apartment dwelling, low rise and (By-law 2014-292)
 - (c) it does not exceed 75 m² in gross floor area. (By-law 2010-307)
- (13) For other applicable provisions, see Part 2 - General Provisions, Part 3 - Specific Use Provisions, Part 4 - Parking, Queuing and Loading Provisions and Part 5 Residential Provisions. (By-law 2010-307)
- (14)
- (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 30m or to fewer than ten storeys on the entire lot, the use Apartment Dwelling, High Rise is a prohibited use on that lot. (By-law 2015-192)
 - (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that restricts building height to less than 15m or to fewer than five storeys on the entire lot, the use Apartment Dwelling, Mid Rise is a prohibited use on that lot. (By-law 2014-292)
- (15) Where the “-c” suffix is shown in the zone code, Section 141 also applies. (By-law 2015-197)

R5 SUBZONES

164. In the R5 Zone, the following subzones and provisions apply such that:

- (1)
 - (a) Column I lists the subzone character;
 - (b) Column II lists the uses from Section 163 (1) and (2) that are prohibited uses;
 - (c) Column III lists the uses that are Conditional Permitted Uses;
 - (d) Column IV identifies the principal permitted dwelling types in order to differentiate in Columns IV to XII the required zone provisions applying to the dwelling types;
 - (e) Columns V through XI inclusive, establish required zone provisions applying to development in each subzone;
 - (f) Column XII lists the reference number of additional provisions applying in each subzone. The additional provisions themselves are provided in Table 164B. Where an additional provision applies, the corresponding provision specified in Table 164B takes ultimate precedence over any provision provided in Table 164A;
 - (g) Where a superscript number occurs in Table 164A - eg. varies¹, the superscript number 1 refers to a number in Column I of Table 164B which sets out an additional provision;
 - (h) Where “na” appears, it means that the associated provision is not applicable; and
 - (i) Where “varies” appears, the associated provision is referenced and provided as an additional provision.

TABLE 164A – R5 SUBZONE PROVISIONS

I Sub- Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
A	Duplex, Detached, Linked- detached, Semi- Detached	Ancillary Uses ¹	Planned unit developmen t	18	1,400	As per dwelling type	6	4.5	varies ²	varies ²	1,2
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	25	1,000	varies ⁵¹	6	4.5	7.5	7.5	1, 51
			Apartment dwelling, low rise, Stacked	18	540	15	6	4.5	6	3	1
			Three Unit	18	540	11	6	4.5	6	1.5	1
			Townhouse	6	180	11	6	4.5	6	1.5	1

I Sub-Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
B		AdditionalP ermittedUse ¹¹	Planned unit developmen t	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,11, 31
		Ancillary Uses ³¹	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292	22.5	675	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,11, 31, 51
			Apartment dwelling, low rise, Stacked	18	540	14.5	3	3	varies ⁵	varies ⁵	5, 11, 31
			Three Unit, Duplex, Detached, Linked- detached	15	450	11	3	3	varies ⁶	1.2	6, 11, 31
			Semi- Detached	7.5	225	11	3	3	varies ⁶	1.2	6, 11, 31
			Townhouse	6	180	11	3	3	varies ⁶	1.2	6, 11, 31
C		Ancillary Uses ⁷	Planned unit developmen t	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,7
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	22.5	675	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,7, 51
			Apartment dwelling, low rise, Stacked	18	540	14.5	3	3	varies ⁵	varies ⁵	5,7
			Three Unit, Duplex, Detached, Linked- detached	15	450	11	3	3	varies ⁶	1.2	6,7
			Semi- Detached	7.5	225	11	3	3	varies ⁶	1.2	6,7
			Townhouse	6	180	11	3	3	varies ⁶	1.2	6,7
D	Duplex, Three Unit, Detached, Linked-	Additional Provision ²⁹	Planned unit developmen t	As per dwelling type	1,400	As per dwelling type	6	4.5	varies ³	varies ³	3, 29

I Sub-Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
	detached, Semi- Detached,		Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	22.5	675	varies ⁵¹	6	4.5	varies ⁴	varies ⁴	4, 29, 51
			Apartment dwelling, low rise	15	450	15	6	4.5	varies ⁵	varies ⁵	5, 29
			Stacked	15	450	11	6	4.5	varies ⁵	varies ⁵	5, 29
			Townhouse	5.6	165	9.5	6	4.5	varies ⁶	1.2	6, 29
E	Duplex, Three Unit, Detached, Linked-detached, Semi-Detached, Townhouse	Ancillary Uses ⁸ Additional Provision ²⁹	Planned unit development	As per dwelling type	1,400	As per dwelling type	6	4.5	varies ³	varies ³	3,8, 29
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	22.5	675	varies ⁵¹	6	4.5	varies ⁴	varies ⁴	4,8, 29, 51
			Apartment dwelling, low rise	15	450	15	6	4.5	varies ⁵	varies ⁵	5,8, 29
			Stacked	15	450	11	6	4.5	varies ⁵	varies ⁵	3,8, 29
F		Ancillary Uses ⁹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,9
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,9, 51
			Apartment dwelling, low rise, Stacked	18	540	14.5	3	3	varies ⁵	varies ⁵	5,9
			Three Unit	18	540	11	3	3	varies ⁶	varies ¹⁰	6,9,10
			Duplex, Detached, Linked-detached	18	540	11	3	3	varies ⁶	varies ¹⁰	6,9,10
			Townhouse	18	540	11	3	3	varies ⁶	1.2	6,9
			Semi-Detached	18	540	11	3	3	varies ⁶	1.2	6,9
G		Additional Permitted Use ¹¹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 11

I Sub-Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 11, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 11
			Three Unit, Duplex, Detached, Linked-detached	12	360	11	3	3	varies ⁶	1.2	6, 11
			Townhouse	6	180	11	3	3	varies ⁶	1.2	6, 11
			Semi-Detached	6	180	11	3	3	varies ⁶	1.2	6, 11
H		Ancillary Uses ⁷	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,7
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,7, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5,7
			Three Unit, Duplex, Detached, Linked-detached	12	360	11	3	3	varies ⁶	1.2	6,7
			Townhouse	6	180	11	3	3	varies ⁶	1.2	6,7
			Semi-Detached	6	180	11	3	3	varies ⁶	1.2	6,7
I	Convenience Store, Stacked, Townhouse		Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 51

I Sub-Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5
			Three Unit, Duplex, Detached, Linked-detached	12	360	11	3	3	varies ⁶	1.2	6
			Townhouse	6	180	11	3	3	varies ⁶	1.2	6
			Semi-Detached	6	180	11	3	3	varies ⁶	1.2	6
J	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292) Diplomatic Mission, Park	Additional Permitted Use ¹¹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 11,12,13 , 14
		Ancillary Uses ¹²	Apartment dwelling, low rise, Stacked	15	464	14.5	3	3	varies ⁵	varies ⁵	5, 11, 12,13, 14
		Ancillary Uses ¹³	Three Unit	12	360	11	3	3	varies ⁶	1.2	6, 11,12,13 , 14
		Ancillary Uses ¹⁴	Duplex, Detached, Linked-detached	9	270	11	3	3	varies ⁶	1.2	6, 11,12,13 , 14
			Townhouse	5.6	170	11	3	3	varies ⁶	1.2	6, 11,12,13 , 14
			Semi-Detached	5.6	170	11	3	3	varies ⁶	1.2	6, 11,12,13 , 14
K		Bed and Breakfast ¹⁵ Additional Permitted Use ¹¹	Planned unit development	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 11,15
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,11,15, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 11,15
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶	6, 11,15,16
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶	6, 11,15,16
			Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6, 11,15
			Semi-Detached	4.5	110	11	3	3	varies ⁶	1.2	6, 11,15

I Sub-Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
L		Bed and Breakfast ¹⁵ Ancillary Uses ⁷	Planned unit developmen t	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,7,15
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,7,15,51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5,7,15
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶	6,7,15,16
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶	6,7,15,16
			Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6,7,15
			Semi-Detached	4.5	110	11	3	3	varies ⁶	1.2	6,7,15
M		Bed and Breakfast ¹⁷ Ancillary Uses ¹⁸	Planned unit developmen t	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,17,18
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,17,18,51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5,17,18
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶	6,16,17,18
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶	6,16,17,18
			Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6,17,18
			Semi-Detached	4.5	110	11	3	3	varies ⁶	1.2	6,17,18
N		Ancillary Uses ¹⁹	Planned unit developmen t	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3,19

I Sub-Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁵	4,19, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5,19
			Three Unit	9	270	11	3	3	varies ⁶	varies ¹⁶	6,16,19
			Duplex, Detached, Linked-detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶	6,16,19
			Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6,19
			Semi-detached	4.5	110	11	3	3	varies ⁶	1.2	6,19
O	Townhouse, Three Unit, Duplex, Detached, Linked-detached, Semi-detached, (By-law 2014-189)	Rooming and Dwelling Units ²⁰ Parking ²²	Planned unit development Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292) Apartment dwelling, low rise, Stacked	na 0	1,400 0	As per dwelling type varies ²³	3 varies ²⁴	3 varies ²⁴	varies ³ 0	varies ³ 0	3, 20, 22 20, 22, 23, 24
P		Additional Permitted Uses ³³ Conditional Uses ³² (By-law 2008-341)	Planned unit development Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292) Apartment dwelling, low rise, Stacked Three Unit	na 18 15 9	1,400 540 450 270	As per dwelling type varies ⁵¹ 14.5 11	3 3 3 3	3 3 3 3	varies ³ varies ⁴ varies ⁵ varies ⁶	varies ³ varies ⁴ varies ⁵ (By-law 2015-371)	3,32, 33, 46 4, 32, 33, 46, 51 5, 32, 33, 46 6,16,32, 33 (By-law 2015-371)

I Sub-Zone	II Prohibited Uses	III Conditiona I Uses	IV Principal Dwelling Types	V Mini- mum Lot Width (m)	VI Minimum Lot Area (m ²)	VII Maximum Building Height (m)	VIII Mini- mum Front Yard Setback (m)	IX Mini- mum Corner Side Yard Setback (m)	X Mini- mum Rear Yard Setback (m)	XI Minimum Interior Side Yard Setback (m)	XII End- notes (see Table 164B)
			Duplex, Detached, Linked- detached	7.5	195	11	3	3	varies ⁶	varies ¹⁶ (By-law 2015-371)	6,16, 32, 33 (By-law 2015- 371)
			Semi- Detached, Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6, 32, 33
Q		Additional Permitted Uses ³³	Planned unit developmen t	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 33, 35, 46
		Conditional Uses ³⁵ (By-law 2008-341)	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4, 33, 35, 46, 51
			Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 33, 35, 46
			Three Unit	9	270	11	3	3	varies ⁶	varies ⁷	6,7, 33, 35
			Duplex, Detached, Linked- detached	7.5	195	11	3	3	varies ⁶	varies ⁷	6,7,33,3 5
			Semi- Detached, Townhouse	4.5	110	11	3	3	varies ⁶	1.2	6,7,33, 35
R	Detached dwelling, Duplex dwelling, Linked- detached, Semi- detached dwelling, Townhouse dwelling (By- law 2012- 334), Three unit dwelling (By-law 2014-189)	Additional Permitted Uses ³⁶	Planned unit developmen t	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 35, 36, 37, 38, 46
		Conditional Uses ³⁵	Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	4,35,36, 37, 38, 46, 51
		Conditional Uses ³⁷									
		Additional Provision ³⁸ (By-law 2008-341)	Apartment dwelling, low rise, Stacked	15	450	14.5	3	3	varies ⁵	varies ⁵	5, 35, 36, 37, 38, 46
S	Detached dwelling, Duplex dwelling,	Additional Permitted Uses ³⁹	Planned unit developmen t	na	1,400	As per dwelling type	3	3	varies ³	varies ³	3, 39, 40, 41, 42, 43, 46

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Z	Duplex, detached, Linked- detached, Semi- detached dwelling	Ancillary Uses ¹ Additional Provisions ³⁰	Planned unit developmen t	18	1,400	As per dwelling type	3 ²⁶	3 ²⁶	varies ²⁷	varies ²⁷	1, 26, 27, 30
			Apartment dwelling, mid rise, Apartment Dwelling, high rise (By-law 2014-292)	18	540	varies ⁵¹	3	3	varies ⁴	varies ⁴	1,4, 30, 51
			Apartment dwelling, low rise, Stacked	18	450	15	3 ²⁶	3 ²⁶	varies ²⁸	varies ²⁸	1, 26, 28, 30
			Three Unit	18	450	11	3 ²⁶	3 ²⁶	6	1.2	1, 26, 30
			Townhouse	6	150	11	3 ²⁶	3 ²⁶	6	1.2	1, 26, 30
AA (By-law 2010-14)	Detached Duplex Linked-detached, Semi-detached Three unit Townhouse	Ancillary Uses ²¹	Planned unit developmen t	n/a	1,400	6 storeys ²⁵	2.5	3.0	3.0	1.2	21, 25, 34
			Apartment dwelling, mid rise, Apartment Dwelling, high rise ⁴ (By-law 2014-292)	22.5	675	6 storeys ²⁵	2.5	3.0	3.0	1.2	21, 25, 34
			Apartment dwelling, low rise, Stacked ³⁴	18	540	6 storeys ²⁵	2.5	3.0	3.0	1.2	21, 25, 34
BB (By-law 2021-92)	Duplex Detached Linked-detached Semi-detached	Ancillary Uses ¹ Additional Provisions ³⁰	Planned Unit Developme nt	18	1,400	As per dwelling unit	3	3	7.5 ²⁷	7.5 ²⁷	1,27,30
			Apartment dwelling, mid-rise	18	540	Per the zone, schedule or exception	3	3	25% of lot depth, to a maximum of 7.5m	Varies ⁴ 25% of lot depth, to a maximum of 7.5 m	1,4,30
			Apartment Dwelling, high-rise	18	540	Per the zone, schedule or exception	3	3	25% of lot depth, to a maximum of 7.5m	Varies ⁴ 25% of lot depth, to a maximum of 7.5 m	1,4,30
			Apartment Dwelling, low-rise, Stacked	18	450	15	3 ²⁸	3 ²⁸	7.5	7.5	1,28.30
			Three unit	18	450	11	3	3	6	1.2	1,30
			Townhouse	6	150	11	3	3	6	1.2	1,30

(2) In the R5 Subzones, the following additional provisions as denoted by endnotes apply:

Table 164B- Additional Provisions

I Endnote number	II Additional Zoning Provision
1	Convenience store, personal service business, bank, pharmacy, laundromat uses are permitted if: (By-law 2017-302) (By-law 2019-338)
	a) it is located on the ground floor or basement, and
	b) the gross floor area does not exceed 25% of the ground floor area.
2	For a yard abutting a lot, the yard setback is 3 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6 m. Notwithstanding the foregoing, for any yard adjacent to an apartment dwelling, mid rise, apartment dwelling, high rise and apartment dwelling, low rise or stacked dwelling within a planned unit development, the yard setback provisions for that use apply. (By-law 2014-292)
3	Despite the definitions of rear yard and interior side yard, buildings in a PUD must be located so that they are set back,
	(a) an amount equal to the minimum required rear yard setback for the dwelling type proposed, from a lot line where it abuts a rear yard on an abutting lot but need not exceed 7.5 metres,
	(b) an amount equal to the minimum required interior side yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot for the first 21 metres back from the street and 25 percent of the lot depth for the remainder, to a maximum 7.5 metres,
	(c) in the case of an abutting vacant lot, a minimum required interior side yard of 1.8 metres, and a minimum required rear yard setback based on the minimum rear yard setback applicable to the dwelling type proposed to be located within the PUD adjacent to the rear lot line.
4	Interior Side Yard Setback: Where the side lot line abuts a lot in an R1, R2, R3 or R4 zone the minimum required interior side yard setback is 7.5 metres. In all other circumstances for any part of a building the minimum required interior side yard setback is as follows:
	(a) If located within 21 metres of the front lot line: 1.5 m
	(b) If located further than 21 metres from the front lot line: 6 m
	Rear Yard Setback: The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5 metres (By-law 2010-354)

I Endnote number	II Additional Zoning Provision
5	Interior Side Yard Setback: For any part of a building located within 21 metres of a front lot line the minimum required interior side yard setback is as follows:
	(a) Where the building wall is equal to or less than 11 m in height: 1.5 m
	(b) Where the building wall is greater than 11 m in height: 2.5 m
	(c) Where the building contains an apartment dwelling, low rise or stacked dwelling and the side lot line abuts a residential subzone that does not permit that dwelling type: 3 m
	In all other circumstances the minimum required interior side yard setback is 6 m.
	Rear Yard Setback: The minimum required rear yard setback is equal to 25% of the lot depth but need not exceed 7.5 metres. (By-law 2010-354)
6	Minimum rear yard setback is 25% of the lot depth, which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m. Despite the foregoing, on lots with depths of 15 metres or less, the minimum rear yard setback is 4 m.
7	The following additional uses are permitted if they are located on the ground floor or in the basement of an apartment dwelling, mid rise, apartment dwelling, high rise or an apartment dwelling, low rise: Personal service business, retail store (limited to a pharmacy, florist shop or newsstand), restaurant (full service), restaurant (fast food), restaurant (take-out), retail food store . (By-law 2014-292) (Subject to By-law 2023-342)
8	Convenience store, personal service business, bank, pharmacy, laundromat uses are permitted if: (By-law 2017-302) (By-law 2019-338)
	a) it is located on the ground floor,
	b) the gross floor area does not exceed 25% of the ground floor area of the building, and
	c) there are no signs or advertising related to such use visible from the exterior of the building.
9	Medical facility, office, recreation and athletic facility uses are permitted if:
	a) it is located on the ground floor or basement, (By-law 2015-191)
	b) the building in which it is located contains one or more dwelling units, and
	c) the cumulative total gross floor area of the uses on a lot does not exceed 1.5 multiplied by the lot area.
10	Minimum total interior side yard setback is 3.6 m, with no yard less than 1.2 m wide.
11	Community health and resource centres are permitted:

I Endnote number	II Additional Zoning Provision	
	(a)	between and including the west side of Kent Street, the east side of Elgin Street, the south side of Gloucester Street, and the north side of the Queensway. (By-law 2008-341)
	(b)	Deleted as per By-law 2008-341)
12	The following additional uses are permitted if they are located on the ground floor or in the basement of an apartment dwelling, mid-high rise or an apartment dwelling, low rise: artist studio, automated teller, bank, convenience store, day care, laundromat, medical facility, personal service business, post office, printing shop, repair shop, restaurant (full service), retail store, veterinary clinic, retail food store . (By-law 2014-292) (By-law 2017-302) (By-law 2019-338) (Subject to By-law 2023-342)	
13	Where permitted, the following uses must not exceed a gross floor area of 200 m ² : artist studio, automated teller, bank, day care, laundromat, medical facility, personal service business, post office, printing shop, repair shop, restaurant (full service), restaurant (fast food), restaurant (take-out), retail store, retail food store, veterinary clinic. (By-law 2017-302) (By-law 2019-338)	
14	Where permitted, a convenience store must not exceed a gross floor area of 75 m ² , a restaurant (fast food) or restaurant (take-out) must not exceed a gross floor area of 80 m ² , and a retail food store must not exceed a gross floor area of 250 m ² .	
15	Bed and breakfasts of more than three guest bedrooms are prohibited.	
16	Minimum total interior side yard setback is 1.8 m, with one minimum yard, no less than 0.6 m wide. Where there is a corner lot on which is located only one interior side yard, the minimum required interior side yard setback equals the minimum required for at least one yard. (By-law 2008-462)	
17	Bed and breakfasts of more than three guest bedrooms are prohibited where the maximum permitted building height is 11 or less, and bed and breakfasts of more than ten guest bedrooms are prohibited where the maximum permitted building height is greater than 11 m.	
18	Laundromat, personal service business, restaurant (full service), restaurant (fast food), restaurant (take-out), retail food store, retail store (limited to a pharmacy, florist shop or newsstand) are permitted if:	
	a)	the total of the gross floor area occupied by any one of these uses does not exceed 186 m ² , and
	b)	the maximum combined total for two or more of these uses does not exceed 372 m ² .
	Artist studio, bank, medical facility, office and repair shop are permitted if the cumulative total of the gross floor area occupied by these uses does not exceed 1,025 m ² . The maximum cumulative total gross floor area of all of the uses listed in this clause is 1,395 m ² . (By-law 2017-302) (By-law 2019-338)	
19	The following are additional permitted uses: artist studio, community centre, community health and resource centre, convenience store, cultural, social and counselling centre, day care, instructional facility, library, museum, personal service business, recreational and athletic facility, retail store (limited to a book store, pharmacy, florist shop, gift or novelty shop and a stationery store). A retail store must not exceed 100 m ² gross floor area.	

I Endnote number	II Additional Zoning Provision
20	Dwelling units, oversize dwelling unit or rooming must be located a minimum 0.6 m above the finished grade at the lot line abutting the street. (By-law 2018-206)
21	Despite subsections 131(4), (5) and (6) office, medical facility, retail store, service and repair shop, personal service business and convenience store uses
	a) are permitted if on the ground floor or basement, and
	b) have no minimum parking requirement. (By-law 2010-14)
22	Required parking must be completely enclosed within a building.
23	Minimum building height for buildings on lots fronting on LeBreton Boulevard is 20 m and six storeys and the minimum building height in all other cases is 11 m and three storeys.(By-law 2010-237)
24	The minimum front yard setback and minimum corner side yard setback for lots abutting Lebreton Boulevard or O1 Schedules 94 and 95 subzones is:(By-law 2010-237)
	a) 0.5 m for that portion of a building that is less than 79.9 m above sea level, and
	b) 3.5 m for that portion of a building that is equal to or greater than 79.9 m above sea level.
	The minimum front yard setback and minimum corner side yard setback for lots abutting Albert Street, and Wellington Street east of Booth Street, is 3 m.
	The minimum front yard setback and minimum corner side yard setback for lots abutting Preston Street extended is:
	a) 0.5 m for that portion of a building that is less than 14 m and less than four stories above grade, and
	b) 3.5 m for that portion of a building that is equal to or greater than 14 m or four stories above grade.
	The minimum front yard setback and minimum corner side yard setback for lots abutting any other street is:
	a) 0.5 m for that portion of a building that is less than 14 m and less than four stories above grade, and
	b) 3 m for that portion of a building that is equal to or greater than 14 m or four stories above grade.
25	Minimum building height is 4 storeys including a basement. (By-law 2010-14) (By-law 2015-191)
26	The minimum setback between the vehicular entrance to a private garage or carport and an existing or planned sidewalk is 6.2 m. No portion of a private garage or carport shall be located more than 2.5 m closer to a street lot line than the closer of:
	a) a building front wall or side wall, or
	b) a covered porch or veranda that is at least 2.5 m wide.

I Endnote number	II Additional Zoning Provision
27	For a yard abutting a lot, the yard setback is 1.2 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6m. Notwithstanding the foregoing, for any yard adjacent to an apartment dwelling, mid rise, apartment dwelling high rise, apartment dwelling, low rise or stacked dwelling within a planned unit development, the yard setback provisions for that use apply. (By-law 2014-292)
28	In the case of building walls less than or equal to 11 m in height, the yard setback is 1.5 m for the first 21 m back from a street lot line. In the case of building walls greater than 11 m in height, the yard setback is 3 m for the first 21 m back from a street lot line. In all other circumstances, the yard setback is 6 m.
29	For future use (By-law 2018-206)
30	Access to a lot by means of a rear lane is permitted, provided the rear lane is a minimum of 8.5 metres wide. Where access is via the rear lane, the minimum rear yard setback may be reduced to 1.0 metre, and in no case may the width of the garage, carport or driveway exceed 50% of the width of the rear lot line.
31	Notwithstanding endnote 12, convenience stores are not permitted in apartment dwellings, low rise with less than 100 dwelling units in the area bounded by Bank Street, Gloucester Street, Bay Street and James Street. (By-law 2011-273) (By-law 2009-18)
32	<p>Additional permitted uses include bank limited to 30m² of cumulative gross floor area on any lot, bank machine, convenience store, personal service business, restaurant, but not including an outdoor commercial patio, retail food store, and retail store uses provided that: (By-law 2012-334) (By-law 2017-302) (By-law 2019-338)</p> <ul style="list-style-type: none"> a) they are located in a building containing dwelling units; b) they are located on the ground floor or basement ; (By-law 2015-191) c) they do not occupy more than 50% of the floor area of the ground floor or the basement, as the case may be; (By-law 2015-191) d) they do not occupy more than 50% of the building wall that faces a street; and, e) at least two occupancies have separate and exclusive access to the street.
33	Additional permitted uses include community centre, community health and resource centre and day care provided they are located in a building containing dwelling units.
34	The parking requirement for apartment dwellings is 1 space/unit for the first 4 storeys and 0.75 space/unit for any additional storeys over 4 storeys. (By-law 2010-14)
35	<p>Additional permitted uses include bank limited to 30 m² of cumulative gross floor area on any lot, bank machine, convenience store, personal service business, restaurant but not including an outdoor commercial patio, retail food store, and retail store uses provided that: (By-law 2012-334) (By-law 2017-302) (By-law 2019-338)</p> <ul style="list-style-type: none"> a) they are located in a building containing dwelling units; b) they are located on the ground floor or basement; (By-law 2015-191)

I Endnote number	II Additional Zoning Provision	
	c)	they do not occupy more than 25% of the floor area of the ground floor or the basement, as the case may be; (By-law 2015-191)
	d)	they do not occupy more than 25% of the building wall that faces a street; and,
	e)	at least two occupancies have separate and exclusive access to the street.
36	Additional permitted uses include club, community centre, community health and resource centre, day care, instructional facility and printing shop provided they are located in a building containing dwelling units.	
37	Additional permitted uses include artist studio, hotel, medical facility, office, parking garage, parking lot provided that they are not located on the ground floor and are located in a building containing dwelling units.	
38	The cumulative total gross floor area of the residential uses on a lot must equal at least 1.0 multiplied by the lot area.	
39	Additional permitted uses include community centre, community health and resource centre, day care, office, recreational and athletic facility, and utility installation provided that they are located in a building containing dwelling units.	
40	Additional permitted uses include bank limited to 30 m ² of cumulative gross floor area on any lot, bank machine, convenience store and personal service business provided that: (By-law 2017-302) (By-law 2019-338)	
	a)	they are located in a building containing dwelling units;
	b)	they are located on the ground floor or basement; (By-law 2015-191)
	c)	they do not occupy more than 25% of the floor area of the ground floor or the basement, as the case may be; (By-law 2015-191)
	d)	they do not occupy more than 25% of the building wall that faces a street; and,
	e)	at least two occupancies have separate and exclusive access to the street.
41	Additional permitted uses include retail food store and retail store uses provided that:	
	a)	they are located in a building containing dwelling units;
	b)	they are located on the ground floor;
	c)	they do not occupy more than 25% of the floor area of the ground floor;
	d)	they do not occupy more than 25% of the building wall that faces a street;
	e)	at least two occupancies have separate and exclusive access to the street; and
	f)	they may not exceed a cumulative total gross floor area of 115 m ² .
42	Additional permitted uses listed in endnote 39, 40, and 41 may not exceed a cumulative total gross floor area equal to 1.5 multiplied by the lot area.	

I Endnote number	II Additional Zoning Provision
43	The minimum horizontal distances between a wall and a lot line abutting a public street must be in accordance with Schedule 77.
44	Additional permitted uses include artist studio, bar, club, convenience store, instructional facility, recreational and athletic facility, restaurant, and retail store, retail food store . (Subject to By-law 2023-342)
45	A non-residential use:
	a) must be located in a building containing dwelling units;
	b) may only be located on the ground floor or basement; and, (By-law 2015-191)
	c) may not exceed a cumulative total gross floor area of 50% of the gross floor area of the building.
46	Deleted as per By-law 2008-341.
47	Minimum building height is:
	a) 14 m and four storeys for a building fronting on Booth Street: and,
	b) 11 m and three storeys in all other cases.
48	The provisions of Section 163(10) do not apply, however, where a yard is provided and is not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped area.
49	The yard setback is:
	a) 0.5 m for that portion of a building less than 14 m and less than four storeys above grade; and
	b) 3 m for that portion of a building equal to or greater than 14 m or four storeys above grade, except that the corresponding yard setback is 3.5 m abutting Preston Street and is 2.5 m abutting Booth Street.
50	For a yard abutting an O1 subzone, the yard setback is:(By-law 2010-237)
	a) 0.5 m for that portion of a building less than 14.5m and less than four storeys above grade; and
	b) 3 m for that portion of a building equal to or greater than 14.5 m or four storeys above grade. In all other cases, the yard setback is 0 m.
51	Maximum building height is either shown with an H(#) on the Zoning Map, on a Schedule or in the exception zone.