

Section 801 – Neighbourhood Zones 1-6 (N1-N6)

Provisions	Notes
<div>Purpose The purpose of the Neighbourhood Zones is to:<ul style="list-style-type: none">• <i>Permit a full range of housing options and associated residential uses as contemplated within the Neighbourhoods designation of the Official Plan, and establish standards focused on regulating their built form and function.</i>• <i>Regulate density and maximum building height using the primary Neighbourhood Zones, with the N5 and N6 Zones denoting mid- and high-rise respectively.</i>• <i>Regulate elements of residential character, such as lot width and yard setbacks, using the N-subzones (A-F), with subzone A representing the most urban character and subzone F representing the most suburban character as defined in Table 6 of the Official Plan. These standards apply to all primary Neighbourhood Zones.</i>• <i>The mid- and high-rise zones (N5 and N6) also conditionally permit non-residential uses, so as to permit a range of services in proximity to permitted high-density residential areas to implement the 15-minute neighbourhood policies of the Official Plan.</i></div>	<div><p>The Neighbourhood zones are intended to act as the primary urban residential zones within the Downtown Core, Inner Urban, Outer Urban, and Suburban Transects, in accordance with the Neighbourhoods designation policies of <u>Section 6</u> of the Official Plan.</p><p>This section replaces the existing R1-R5 – Residential zones from Sections 155 to 164 of the current Zoning By-law 2008-250 with a new N – Neighbourhood zone structure. This is the most significant change between the old R – Residential zones and new N – Neighbourhood zones.</p></div>
<div>Permitted Uses <div>(1) In the Neighbourhood Zones, the following residential uses are permitted:<ul style="list-style-type: none">• day care• dwelling unit• school</div></div>	<div><p>Subsection (1) – Revised to consolidate existing residential permissions in the current Zoning By-law into new land use terms. Overall strategy for the Neighbourhood zones, as laid out in the Official Plan, is to emphasize built form, function, and density restrictions over typology-specific regulations.</p><p>Note that Part 7 provides permissions for a range of residential uses that are generally permitted where a dwelling unit is permitted, including coach houses, planned unit developments, group homes, shelters, rooming houses, retirement homes, and residential care facilities, which implements the policies in <u>section 4.2</u> of the Official Plan. The provisions specific to large and oversize dwelling units also apply.</p><p>Diplomatic residence has been removed as it is permitted under the use, ‘dwelling unit’.</p><p>This has been amended in Draft 3 to add “school” and “day care” as permitted uses, in accordance with Section 35.1.1 of the <i>Planning Act</i> which requires that a school use be permitted on any “parcel of urban residential land”, including “any ancillary uses to such schools, including the use of a child care centre located in the school”.</p></div>
<div>Conditional Uses <div>(2) The following conditional uses are also permitted in the N5 and N6 – Neighbourhood Zones 5 and 6, subject to being limited to the ground floor or basement of a building:<ul style="list-style-type: none">• artist studio</div></div>	<div><p>Subsection (2) – Consolidates conditional permitted non-residential uses carried forward from Section 164, Table 164A and 164B of the</p></div>

<div><ul style="list-style-type: none">• bank• community centre• instructional facility• medical facility• micro-distribution facility• office• personal service business• recreation and athletic facility• restaurant• retail store</div> <div>(3) The following conditional uses are also permitted in the Neighbourhood Zones:<ul style="list-style-type: none">• parking garage• parking lot</div> <div>Subject to the following:</div> <div><div><div>(a) the property is located outside Area A – Downtown Core Transect on Schedule A1 – Transects;</div><div>(b) the property is not located within 600 metres of a rapid transit station as shown on Schedule A4;</div><div>(c) where parking is provided as a principal use:<div><div>(i) the parking is located on the same property as a planned unit development or a residential use building that is five or more storeys in height and the parking is accessory to another residential use on another lot within 400 metres of the subject property; or</div><div>(ii) the parking is accessory to another residential use on another lot within 400 metres of the subject property.</div></div></div><div>(d) where the parking complies with sub clause (3)(c)(i), the parking lot or garage is not permitted to cover more than 30 per cent of the area of the lot; and</div><div>(e) where the parking complies with sub clause (3)(c)(ii):<div><div>(i) the parking lot must be located on an interior lot;</div><div>(ii) no more than one drive aisle with one row of parking spaces on each side is permitted;</div><div>(iii) at least 30 per cent of the lot area must comprise soft landscaping, and all other areas of the lot not covered by driveways, aisles, or parking spaces must be landscaped;</div><div>(iv) no parking spaces may be located within the minimum front yard setback of the underlying zone, nor within 3.5 metres of the rear lot line; and</div><div>(v) the lot on which the parking lot is located must provide an opaque screen between the parking lot and both the interior side and rear lot lines.</div></div></div></div></div>	<div>current Zoning By-law.</div> <div>In some cases, specific endnotes to specific R5 – Residential Fifth Density subzones in the current Zoning By-law be covered by exceptions that supersede this set of provisions.</div> <div>Subsection (3) – New provision to address permissions for communal parking lots intended for use by residents within the same neighbourhood. Drafts 1 and 2 limited these permissions to on lots that contain Planned Unit Developments (PUDs). Draft 3 adds permissions for such a parking lot to be located as a standalone use subject to a number of additional conditions, most primarily that it be serving one or more residential uses within 400 metres of the subject property and under the same possession as the residential uses it is serving.</div>
<div>Zone Provisions</div> <div>(4) The maximum number of dwelling units permitted on a lot under Table 801A row (i) is pro-rated and rounded to the nearest whole even number; and</div> <div><div>(a) the maximum number of dwelling units permitted in Neighbourhood Zones include all dwelling units that are permitted under section 35.1 of the <i>Planning Act</i>, and Section 146 – Dwelling Equivalency applies with respect to how additional dwelling units, oversize dwelling units, coach houses, group homes, and rooming units are counted;</div><div>(b) a non-residential use, where permitted and provided, is equivalent to one dwelling unit for the purposes of this calculation;</div><div>(c) subsection 702(2) does not apply to the N1 - Neighbourhood Zone 1, and the building envelope within this zone must be contained within a single parcel of urban residential land;</div><div>(d) where the maximum permitted density in Table 801A would result in fewer than four dwelling units permitted in the whole of a building on a lot serviced by municipal water and sewerage systems with adequate capacity, a maximum of</div></div>	<div>Subsections (4) and (5) – Tables 801A and 801B – The primary zones regulate density and building height. The subzones regulate elements of character, namely lot widths and yard setbacks. The A subzone is the most “urban” character, the F subzone is the most “suburban” character.</div> <div>Maximum density is calculated based on maximum # of units per 100 square metres of lot area, thus making permitted density scale to the size of lot. This eliminates the need for specific minimum lot area requirements. Additionally, the N1 and N2 zones now have a maximum number of units permitted per building (four and six respectively), in addition to the maximum number of</div>

- four dwelling units is permitted in that building provided all other provisions of this By-law are met;
- (e) for the purposes of Table 801A row (i), the maximum number of units includes units established in a coach house on the same lot as the principal building; and
- (f) despite Table 801A, row (i), for the N3 – Neighbourhood Zone 3, the maximum number of units per building does not apply to a vertically attached dwelling.
- (5) Provisions for maximum density and maximum height in the Neighbourhood Zones are set out in Table 801A below.
- (6) Despite Table 801A, where a lot is not serviced by municipal water and sewerage systems,
- (a) no more than two dwelling units are permitted on that lot;
- (b) a dwelling unit located in a coach house counts towards the total provided in clause (6)(a); and
- (c) the minimum required lot area is that which existed on [the date of passing of this By-law].

Table 801A – Provisions for N1-N6 zones						
Subzone	(a) N1	(b) N2	(c) N3	(d) N4	(e) N5	(f) N6
(i) Maximum number of dwelling units	0.8 per 100 sq m of lot area, maximum 4 per building	1.5 per 100 sq m of lot area, maximum 6 per building	2.2 per 100 sq m of lot area, maximum 10 per building	n/a	n/a	n/a
(ii) Maximum building height (m)	11	11	11	14.5	30	As per suffix or schedule

- (7) The following provisions apply to Table 801B:
- (a) on an interior lot, the minimum interior side yard setbacks must add up to the total listed in row (iv);
- (b) on a corner lot where there is only one interior side yard, row (iv) does not apply, however clause (7)(c) applies;
- (c) in no case may any interior side yard setback be smaller than the following:
- (i) in the A or B subzones, 0.6 metres; and
- (ii) in all other cases, 1.2 metres.
- (d) despite row (vii), in no case may the minimum rear yard setback be less than 6 metres;
- (e) despite row (vii), the rear yard setback is not required to exceed 7.5 metres; and
- (f) despite rows (iii) and (vii), the maximum depth of the building is 20 metres where the building contains no more than:
- (i) six dwelling units, or
- (ii) in the case of a vertically attached dwelling, three principal dwelling units.

- (8) The provisions in Table 801B apply in the subzones A to F for Neighbourhood Zones:

Table 801B – Provisions for Subzones A-F to N1-N6 Zones						
Subzone	(a) A	(b) B	(c) C	(d) D	(e) E	(f) F
(i) Minimum lot width (m)	6	7.5	10	15	18	24.5
(ii) Minimum lot width per principal vertically attached unit (m)	4.5	5.6	6	7.5	9	9

units per 100 square metres of lot area. The latter is intended to regulate situations where planned unit developments (multiple units on one lot) is proposed.

In Draft 3, the building heights for N1 and N2 zones have been amended to 11 m in accordance with Staff’s recommendation with respect to N-zone building heights. This is in accordance with Official Plan policy which sets out height permissions as “generally” contemplating up to three storeys within each transect.

Subzones regulate lot width and yard setbacks.

The primary zones are paired with the subzones (e.g. the B subzone standards apply to ALL of the N1B, N2B, N3B, N4B, N5B, and N6B subzones).

Subsection (4)(a) – New provision to clarify how units per hectare limits are to be calculated. Non-residential uses where permitted count as a single dwelling unit for purposes of this calculation. It further clarifies that units required to be permitted under Section 35.1 of the *Planning Act* (namely additional units in detached, semi-detached, and rowhouse dwellings) count towards the maximum calculation. Clause (4)(a) is relocated from clause (5)(e) as it provides further explanation as to how the maximum units permitted in Table 801A is to be interpreted.

Subsections (4)(a)(i), (iii), and (iv) – New provisions to ensure that at least four dwelling units are permitted in the entirety of a building on a parcel of urban residential land as defined by the *Planning Act*, even if density calculations would say otherwise.

Subsection (5) – has been amended in Draft 3 to provide further clarify with respect to the maximum building depth. **Clause 5(e)**, originally located in Section 802 in Draft 1, sets out a maximum building depth of 20 metres for any building containing six dwelling units or less. In Draft 3, clause (e) has been further modified to specify that in the case of vertically attached dwellings (semi-detached and townhouses), the maximum building depth only applies where there are three or fewer principal units.

Table 801B – The minimum rear yard setback for Subzones C-F has been amended from a minimum of 28% of the lot depth to 25% of the lot depth.

Staff are of the opinion that the proposed rear yard setback

(iii) Minimum front yard setback (m)	3	3	4.5	6	6	6
(iv) Minimum total interior side yard setback (m)	1.8	1.8	2.4	3	3.6	9
(v) Minimum exterior side yard setback (m)	3	3	3	4.5	4.5	6
(vi) Maximum building width (m)	n/a	n/a	n/a	n/a	22	22
(vii) Minimum rear yard setback	25% of lot depth	25% of lot depth	25% of lot depth	25% of lot depth	25% of lot depth	25% of lot depth

- (9) Where more than one building on a lot fronts onto a public street, the minimum lot width applies to each building, regardless of whether or not the lot is severed.
- (10) In addition to Tables 801A and 801B, Section 207 – Provisions for High-Rise Buildings applies to buildings ten storeys or greater in height.
- (11) More than one building on a lot is permitted in a Neighbourhood Zone, and in such cases Section 703 – Planned Unit Developments applies.
- (12) Despite subsection (9), a coach house does not result in a development being defined as a Planned Unit Development, and Section 701 – Coach Houses applies.
- (13) Additional regulations specific to the N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones are detailed in Section 802.

requirement will allow for a consistent approach that is easier to interpret and apply. The proposed requirement will achieve the intended effect of providing sufficient rear yard space to allow for adequate amenity and soft landscaped area as well as for other potential functions of a rear yard, and will function in conjunction with the maximum building depth for buildings with lower unit counts.

Subsection (6) – New provision to address unserviced lots zoned N – Neighbourhood. These limit an unserviced lot to two units (as currently permitted, detached dwelling plus one additional unit given that unserviced areas would normally be zoned R1 – Residential First Density Zone in the current Zoning By-law).

Subsection (9) – New provision to address the application of lot widths to situations where more than one principal building is on a single lot (usually PUDs). This ensures that lot width requirements are consistent where the lot contains multiple buildings that are all directly adjacent to and fronting on the street. This provision does not apply to buildings interior to a lot or PUD that front onto a private way within the PUD.

Subsection (10) – New provision to highlight that Section 207 – Provisions for High-Rise Buildings also applies in the case of a high-rise building where permitted. This includes provisions such as tower setbacks/separation and minimum lot areas for high-rise buildings.

Subsection (11) – New provision to clarify that multiple buildings on a lot are permitted, subject to the PUD provisions of Section 703.

Subsection (12) – New provision to clarify that a coach house does not result in the creation of a PUD and is instead subject to Section 701.

Subsection (13) – New provision in Draft 3 to clarify that the provisions of Section 802 are also intended to apply to the Neighbourhood zones.

Section 802 – Neighbourhood Zone Form and Function

Provisions	Notes
<p>(1) The following provisions apply to N1, N2, N3, N4, N5 and N6 – Neighbourhood Zones in addition to the provisions of Section 801.</p> <p>Front and Exterior Side Yard Setbacks</p> <p>(2) Where the existing legally established front or exterior side yard setback of a building on one or both of the existing abutting lots is lower than the minimum required front or exterior side yard setback, the minimum required front yard or exterior side yard may be reduced to:</p> <p>(a) the average of the yards abutting the same street on either side of the lot;</p> <p>(b) where the property only abuts one lot containing a building, the front or exterior side yard setback may be reduced to the setback of the existing building on that abutting lot; and</p> <p>(c) despite clauses (2)(a) and (b), the depth of the yard must be at least 1.5 metres.</p> <p>(3) The following provisions apply to attached garages and carports:</p> <p>(a) in Area E – Suburban Transect on Schedule A1 – Transects, the entrance to a garage or carport must be set back at least 6 metres from any existing or planned sidewalk; and</p> <p>(b) attached garages and carports must also be in accordance with subsections 604(7) and (8).</p> <p>Additional Yard Requirements</p> <p>(4) Despite the rear yard setback provisions of Table 801B, in the case of a corner lot, the rear yard setback may be reduced to 1.2 metres, subject to the following:</p> <p>(a) in addition to the minimum interior side and rear yard setbacks, an interior yard abutting the interior side and rear yards must be provided with the following minimum dimensions:</p> <p>(i) a minimum width of 30 per cent of the lot width; and</p> <p>(ii) a minimum depth equal to the minimum rear yard setback required under Table 801B.</p> <p>(b) despite the definitions of rear yard and interior yard, the yard required by clause (4)(a) is to be treated as part of the rear yard; and</p> <p>(c) the yard described in clause (4)(a) must include a rectangular area, unobstructed by projections, of which the shorter dimension is not less than 3 metres.</p>	<p>NEW</p> <p>This section replaces Section 802 – Neighbourhood Built Form Provisions and Section 803 – Neighbourhood Site Functional Standards in Draft 1.</p> <p>Section 140 of the current Zoning By-law 2008-250 respecting the Streetscape Character Analysis in the Mature Neighbourhoods Overlay is removed, and is proposed to be replaced with generally applicable built form, function, and associated parking regulations.</p> <p>Subsection (1) – New provision to outline the zones this section is applicable to.</p> <p>Subsection (2) – Carried forward from Sections 123 and 139 of the current Zoning By-law with respect to front yard setbacks, allowing the requirement to be reduced to the average of existing abutting yards.</p> <p>Subsection (3) – Provision proposes setbacks for attached garages in the Suburban Transect, to ensure sufficient space for a car to be parked in front of the garage fully on private property. The revised version in Draft 2 carries forward existing regulations for setbacks between a garage entrance and an “existing or planned sidewalk”, which exists in certain residential subzones of the current Zoning By-law that apply within the Suburban Transect.</p> <p>Subsection (4) – Revised from Section 144 of the current Zoning By-law, which allows the interior side yard setback to be applied to the rear yard of a corner lot provided an interior courtyard is provided abutting the rear and side lot lines. Minor wording changes for clarification of intent were made for the third draft.</p>

Figure 802-1

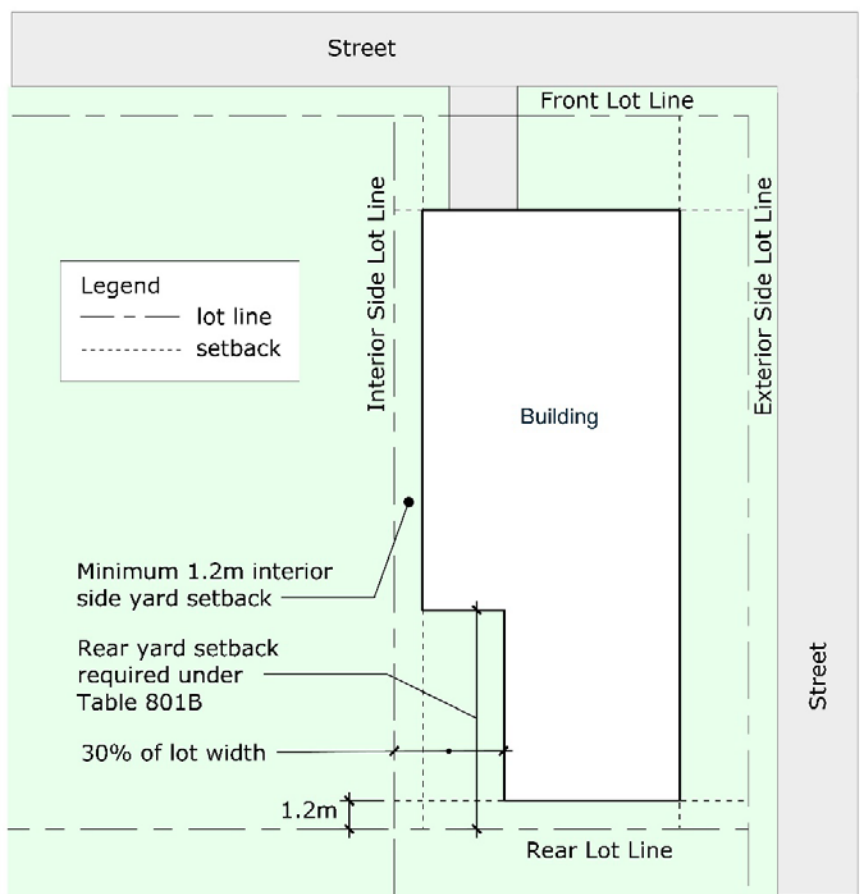


Figure 802-1 illustrates the additional permissions for a rear yard of a corner lot. The reduced rear yard setback of 1.2 metres is shown, contingent on the provision of a further yard with the minimum measurements specified in sub clauses (4)(a)(i) and (ii) and clause (4)(c).

- (5) In the case of a through lot, the minimum required rear yard setback is the same as required for the minimum front yard setback.
- (6) In the case of a corner through lot, the minimum required exterior side yard setback applies to the street that is mostly perpendicular to the other two streets, in accordance with the provisions of the Neighbourhood Zone or zones in which such lot is located.

Functional Path of Travel

- (7) Any principal building must provide one or more functional paths of travel connecting a public street or travelled public lane with:
 - (a) a rear yard or courtyard, as applicable;
 - (b) any required garbage, recyclable or organics storage area;
 - (c) any coach house; and
 - (d) any required bicycle parking area.
- (8) Any functional path of travel:
 - (a) in the case of garbage, recyclable or organics storage area serving six or more dwelling units, or a required bicycle parking area serving six or more dwelling units, must be paved or finished with hard landscaping;
 - (b) must not pass through the interior of any residential unit;
 - (c) may overlap with parking aisles, driveways and other functional paths of travel, but not parking spaces;
 - (d) must not be interrupted by any window well, depression or grade change that would impede the movement of a wheeled container or equipment;
 - (e) must have a vertical clearance of at least 1.5 metres;
 - (f) must have a minimum width of:
 - (i) 1.2 metres; and
 - (ii) 1.5 metres in the case of a residential use building containing six or more dwelling units.
 - (g) despite clause (8)(f), may traverse doorways or other choke points that reduce the horizontal width to no less than 0.9 metres for a distance of no more than 0.6 metres.

Subsections (5) and (6) – Carried forward from Section 135 of the current Zoning By-law.

Subsections (7) and (8) – New provisions to ensure sufficient space for passage to rear yards as well as waste storage and bicycle parking areas. Where the zoning normally allows for narrower interior side yard setbacks, this may result in the need for increased yard setbacks for a portion of the building to allow for space for the path of travel (although not necessarily for the full height of the building). Subsection (8) has been amended in the third draft to clarify that the path of travel is only required to be paved where serving a required waste storage or bicycle parking area for six units or more, as it was not the intent to require this for detached dwellings or townhouses.

Subsection (8)(f) sets out separate functional requirements for waste management, based on provisions set out in the Solid Waste Collection Guidelines as they relate to container collection (for six-unit dwellings or greater). These require a wider 1.5 metre unobstructed path at minimum to allow sufficient space for containers to be wheeled to the front yard.

Soft Landscaping Requirements

- (9) Any part of any yard must be soft landscaped, except for those parts occupied by:
- accessory buildings and structures
 - bicycle parking spaces and aisles
 - hardscaped pads and paths of travel for waste and recycling management
 - parking exclusion fixtures as required under subsection 604(6)
 - patios and swimming pools
 - pedestrian walkways
 - permitted driveways, parking aisles and parking spaces
 - permitted projections
 - wheelchair ramps, lifting devices and other features that may be required to meet accessibility standards under the *Ontario Building Code*
- (10) A contiguous area of soft landscaping must be provided abutting the front lot line and exterior side lot line on a corner lot, and abutting the front lot line on an interior lot, as required by Table 802:

Table 802 – Minimum Aggregated Soft Landscaping – Front and Exterior Side Yard		
Front or Exterior Side Yard Setback	Minimum Required	
(a) Less than 1.5m	No minimum, however, all lands within the front yard and the exterior side yard that are not occupied by permitted driveways, walkways and projections must consist of soft landscaping	
(b) 1.5m to less than 3m	20% of the yard	
(c) 3m or more	(i) any lot with a lot width of less than 8.25m	30% of the yard
	(ii) any lot with a width between 8.25m but less than 12m	35% of the yard
	(iii) any lot with a width of 12m or more	40% of the yard

- (11) A walkway may traverse the area required for soft landscaping in Table 802, and may be included in the calculated area, provided that where such a walkway extends to the front or exterior side lot line the combined area of the walkway plus any driveway in the same yard does not exceed 50% of the area of the yard.
- (12) A contiguous area of soft landscaping must be provided in any rear yard as follows:
- (a) where located in Area A – Downtown Core Transect or Area B – Inner Urban Transect on Schedule A1 – Transects, the minimum area of soft landscaping must be:
- (i) in the case of a lot less than 360 square metres in area, at least 35 square metres;
- (ii) in the case of a lot equal to or greater than 360 square metres but less than 450 square metres in area, at least 50 square metres; and
- (iii) in all other cases, at least 50 per cent of the rear yard.
- (b) in all other cases, the minimum area of soft landscaping must comprise at least 25 per cent of the area of the rear yard.
- (13) For the purposes of this section, the following may be counted towards the required soft landscaping in any yard:
- (a) terracing and retaining walls necessary for the containment of soil on a lot with a significant change in grade;
- (b) any planters provided as parking exclusion fixtures as required under subsection 604(6); and
- (c) the area within the setback from a property line for an accessory building, accessory structure or coach house, where soft landscaping is provided in that space.

Building Façade Standards in Neighbourhood Zones

- (14) At least one principal entrance per principal building must be located on the front or exterior side facade and provide direct access to the street, or to an adjacent private

Subsection (9) – Revised from Section 161(15)(a) of the current Zoning By-law 2008-250.

Subsection (10) – Carried forward from Section 139 of the current Zoning By-law with respect to front and exterior side yard landscaping, except these are now proposed to apply city-wide. This is appropriate as these aggregated areas were determined based on how much space is needed to support at least one front yard or street tree on site.

Table 802A – Carried forward from Section 139, Table 139 of the current Zoning By-law. Where Table 139 applied only inside the Greenbelt, these provisions are now to apply in all Neighbourhood zones.

Subsection (12) – New provision to require rear yard soft landscaping, and minimum soil volume, to ensure that there is enough landscaped area and soil volume to support at least one mid-sized tree.

This is modified from Draft 1 to re-introduce the existing rear yard landscaping rules in the current R4UA to UD subzones of Zoning By-law 2008-250 into the Downtown Core and Inner Urban transects (Areas A and B on Schedule A1) where they exist presently. Outside of Areas A and B, it is no longer proposed to apply the minimum soil volume requirement as was proposed in Draft 1. It is further proposed in areas other than A and B, that the soft landscaping requirement only applies where parking is provided in a rear yard.

Subsection (13) – Carried forward from Section 139 of the current Zoning By-law.

Subsections (14) to (16) – Revised from Section 162 of the current Zoning By-law. The provisions were initially introduced for the R4UA, UB, UC, and

<p>way in the case of a planned unit development, and may give access to a ground-floor unit or to a common lobby or stairwell.</p> <p>(15) For a building four storeys or fewer in height:</p> <ul style="list-style-type: none">(a) the front facade of any principal building must comprise at least 25 per cent windows;(b) any exterior side facade must comprise at least 15 per cent windows; and(c) windows located in doors may count towards the minimum window requirement. <p>(16) Subsections (14) and (15) do not apply to:</p> <ul style="list-style-type: none">(a) lands designated under Part IV of the <i>Ontario Heritage Act</i>, or(b) lands in a district designated under Part V of the <i>Ontario Heritage Act</i>.	<p>UD subzones via the R4 – Residential Fourth Density zoning review, and are intended to provide basic façade regulation for low-rise residential buildings. These are proposed to apply to all Neighbourhood zones city-wide.</p> <p>The requirement to provide a minimum 20% articulation in the front façade has been eliminated from Draft 2 of the By-law.</p> <p>Subsection (14) was amended in Draft 3 to clarify that entrances facing a private way in the case of a planned unit development meet the intent of this provision.</p>
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Section 803 – Neighbourhood Unserved Zone (NU)

Provisions	Notes																																
<h3>Purpose</h3> <p>The purpose of the NU – Neighbourhood Unserved Zone is to:</p> <ul style="list-style-type: none">• <i>Permit a maximum of two dwelling units (e.g. one detached dwelling plus one additional dwelling unit) per lot in areas designated as Neighbourhood in the Official Plan that are not serviced by municipal water or sewer services, as indicated on Annex 9 (Private Service Enclaves in the Urban Area).</i>• <i>Recognize the existing lot and development pattern in these neighbourhoods, while also restricting creation of new lot sizes that may not be sufficient to accommodate private services.</i>	<p>New</p> <p>The purpose statement describes the scale of development that is already contemplated in existing R1 zones in Private Service Enclaves.</p>																																
<h3>Permitted Uses</h3> <p>(1) In the Neighbourhood Unserved Zone, the following use is permitted:</p> <ul style="list-style-type: none">• dwelling unit <p>Subject to the following:</p> <p>(a) a maximum of two dwelling units are permitted; and</p> <p>(b) a coach house is only permitted on a lot 0.4 ha or greater in area, and a dwelling unit located in a coach house counts towards the total in clause (1)(a).</p>	<p>Subsection (1) – As the By-law has more generally proposed to move to a form-based approach that regulates density, the NU zone is explicit about the number of units intended to be permitted. Two units are permitted in the case of private servicing, which carries forward existing permissions for a primary unit and an accessory dwelling unit (ADU) on properties not serviced by municipal water and sewer. As there is currently no size limit for ADU’s, there is no meaningful distinction between a primary and accessory dwelling.</p> <p>Bed and breakfast, group home, home-based business, home-based daycare, park and urban agriculture are now generally permitted uses whenever residential uses are permitted.</p>																																
<h3>Zone Provisions</h3> <p>(2) The provisions in Table 803 apply in the Neighbourhood Unserved Zone:</p> <table><tr><th colspan="3">Table 803 – Neighbourhood Unserved (NU) Zone Provisions</th></tr><tr><th colspan="2">Zoning Mechanism</th><th>Provisions</th></tr><tr><td colspan="2">(a) Minimum lot area (m²)</td><td>Same as existing on [the date of passing of this By-law]</td></tr><tr><td colspan="2">(b) Minimum lot width (m)</td><td>Same as existing on [the date of passing of this By-law]</td></tr><tr><td colspan="2">(c) Minimum front yard setback (m)</td><td>6</td></tr><tr><td colspan="2">(d) Minimum interior side yard setback (m)</td><td>1.2</td></tr><tr><td colspan="2">(e) Minimum exterior side yard setback (m)</td><td>4.5</td></tr><tr><td colspan="2">(f) Minimum rear yard setback (m)</td><td>12</td></tr><tr><td colspan="2">(g) Maximum building height (m)</td><td>11</td></tr><tr><td rowspan="2">(h) Maximum lot coverage (%)</td><td>(i) Where connected to municipal water services</td><td>25</td></tr><tr><td>(ii) All other cases</td><td>15</td></tr></table>	Table 803 – Neighbourhood Unserved (NU) Zone Provisions			Zoning Mechanism		Provisions	(a) Minimum lot area (m²)		Same as existing on [the date of passing of this By-law]	(b) Minimum lot width (m)		Same as existing on [the date of passing of this By-law]	(c) Minimum front yard setback (m)		6	(d) Minimum interior side yard setback (m)		1.2	(e) Minimum exterior side yard setback (m)		4.5	(f) Minimum rear yard setback (m)		12	(g) Maximum building height (m)		11	(h) Maximum lot coverage (%)	(i) Where connected to municipal water services	25	(ii) All other cases	15	<p>Subsection (2) – Table 805 – New proposed standards to apply to the NU zone. In particular, this zone proposes a minimum lot width and area equivalent to “that which existed on the date of passing of this By-law”, to recognize existing lot sizes in private service enclaves that are smaller than normally contemplated for new lots without access to municipal water and sewer.</p> <p>The maximum lot coverage provisions proposed are largely based on the R1E subzone of Zoning By-law 2008-250, as some private service enclaves currently subject to this subzone have specific streets that are connected to municipal water services and are subject to a higher lot coverage permission.</p>
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Section 804 – Neighbourhood Commercial Suffix (c)

Provisions	Notes
<div>Purpose</div> <div>The purpose of the Neighbourhood Commercial Suffix is to:</div> <div><ul style="list-style-type: none"><i>Regulate commercial development at a scale that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained</i><i>Allow a variety of small, locally-oriented convenience and service uses that complement adjacent residential land uses, and are of a size and scale consistent with the needs of nearby residential areas.</i><i>Provide conveniently located non-residential uses predominantly accessible to local residents using active transportation and transit.</i></div>	<div>The purpose statement has been carried forward from Section 141 of the current Zoning By-law 2008-250. Residential has been removed from the section title.</div> <div>The Neighbourhood Commercial suffix permits small-scale commercial uses to be located select locations in Neighbourhoods. Approximately 80% of parcels with the suffix will have Minor Corridor zoning.</div>
<div>Permitted Uses</div> <div>(1) The following non-residential uses are permitted on lands subject to the Neighbourhood Commercial Suffix:</div> <div><ul style="list-style-type: none">artist studiocatering establishmentinstructional facilitymedical facilitymicro-distribution facilityofficepersonal service businessrestaurantretail store</div>	<div>Subsection (1) – Revised from Section 141(1) of the current Zoning By-law to add catering establishment, micro-distribution facility and office.</div> <div>All other uses have been carried forward.</div>
<div>Provisions</div> <div>(2) For lands subject to the Neighbourhood Commercial Suffix, the following provisions apply:</div> <div><div><div>(a) any building containing a non-residential use permitted by the Neighbourhood Commercial Suffix must contain at least one dwelling unit;</div><div>(b) a building containing a non-residential use permitted by the Neighbourhood Commercial Suffix is a residential use building;</div><div>(c) a permitted non-residential use must be located on the ground floor, basement, or both of a residential use building;</div><div>(d) the cumulative total of all non-residential uses in a building must not exceed a gross floor area of 100 square metres, except in the case of a vertically attached dwelling unit, where the maximum of 100 square metres applies to each principal dwelling unit;</div><div>(e) no parking spaces are permitted in association with a non-residential use, however motor vehicles may be parked in a driveway leading to a parking space associated with the residential use;</div><div>(f) Section 311 does not apply, and despite clause 311(2)(c), an outdoor commercial patio is permitted subject to the following:<div><div>(i) it is located in a front yard, exterior side yard, or both; and</div><div>(ii) it does not exceed an area of 20 square metres for a corner lot or 10 square metres for an interior lot.</div></div></div><div>(g) a micro-distribution facility must be located within a building.</div></div></div>	<div>Section 141(b) of the current Zoning By-law has been removed, so that restaurants do not have to be ancillary to another use and are not limited to a 15 square metre seating area.</div> <div>Subsections (2)(a) and (b) – Revised from Section 141(5) of the current Zoning By-law for improved clarity and to remove reference to type of dwelling.</div> <div>Subsection (2)(c) – Carried forward from Section 141(4) of the current Zoning By-law.</div> <div>Subsection (2)(d) – Revised from Section 141(6) of the current Zoning By-law, to replace typologies with vertically attached dwelling unit.</div> <div>Subsection (2)(e) – Revised from Section 141(7) of the current Zoning By-law, to remove reference to the parking minimums section.</div> <div>Subsection (2)(f) – Revised from Section 141(8) of the current Zoning By-law to expand permissions for outdoor patios by allowing them on interior lots and allowing a larger size for corner lots.</div> <div>Subsection (2)(g) – New provision intended to prevent lockers for parcel delivery being located outside.</div>