

AM – Arterial Mainstreet Zone (Sections 185-186)

Purpose of the Zone

The purpose of the AM – Arterial Mainstreet Zone is to:

- (1) *accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated **Arterial Mainstreet** in the Official Plan; and*
- (2) *impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.*

185. In the AM Zone:

Permitted Non-Residential Uses

- (1) The following non-residential uses are permitted subject to:
 - (a) the provisions of subsections 185(3) to (5), and
 - (b) **amusement park** being located within a building;

amusement centre
amusement park
animal care establishment
animal hospital
artist studio
automobile dealership
automobile rental establishment
automobile service station
bank
bank machine
bar
broadcasting studio
car wash
catering establishment
cinema
click and collect facility (By-law 2016-289)
community centre
community health and resource centre
convenience store
day care
diplomatic mission, see Part 3, Section 88
drive-through facility
emergency service
funeral home
gas bar
hotel
instructional facility
library
medical facility
municipal service centre
museum
nightclub
office
park
parking garage
payday loan establishment (By-law 2017-302)
personal brewing facility (By-law 2019-41)
personal service business
place of assembly
place of worship
post office
production studio
recreational and athletic facility
research and development centre
residential care facility (By-law 2011-273)
restaurant
retail food store
retail store
school
service and repair shop
sports arena
storefront industry, see Part 3, Section 99 (By-law 2018-171)
technology industry
theatre

training center
urban agriculture, see Part 3, Section 82 (By-law 2017-148)

Permitted Residential Uses

- (2) The following residential uses are permitted:
- apartment **dwelling**, low rise
 - apartment dwelling, mid rise** (By-law 2014-292)
 - bed and breakfast**, see *Part 5, Section 121*
 - dwelling** unit
 - group home**, see *Part 5, Section 126*
 - home-based business**, see *Part 5, Section 127*
 - home-based day care, see *Part 5, Section 129*
 - planned unit development**, see *Part 5, Section 131*
 - retirement home**
 - retirement home, converted**, see *Part 5, Section 122*
 - rooming house**
 - stacked dwelling**, see *Part 5, Section 138 (By-law 2010-307)*
 - townhouse dwelling**, see *Part 5, Section 138 (By-law 2012-334)(By-law 2010-307) (By-law 2014-189) (By-law 2018-206)*

Zone Provisions

- (3) The zone provisions are set out in Table 185 below.

TABLE 185 - AM ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS	
(a) Minimum lot area		No minimum	
(b) Minimum lot width		No minimum	
(c) Front yard and corner side yard	(i) non-residential or mixed-use buildings	Minimum	No minimum
	(ii) residential use building	Minimum	3 m
(d) Minimum interior side yard	(i) abutting a residential zone		7.5 m
	(ii) all other cases		No minimum
(e) Minimum rear yard	(i) abutting a street		3 m
	(ii) rear lot line abutting a residential zone		7.5 m
	(iii) for a residential use building		7.5 m
	(iv) all other cases		No minimum
(f) Maximum building height	(i) in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone (By-law 2011-124)		11 m
	(ii) in any area up to and including 20 metres from a property line abutting a R4 zone (By-law 2011-124)		15 m
	(iii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124)		20 metres, or as shown on the zoning map
	(iv) more than 30 metres from a property line abutting a R1 – R4 zone		30 metres but in no case greater than nine storeys, or as shown on the zoning map (By-law 2015-45)
	(v) In addition to Table 185(f)(i, ii, and iii), as applicable, the maximum building height for AM, AM1, AM4 and AM5 zones, on the following street segments: (By-law 2015-45) (By-law 2020-299)		25.0 metres, or as shown on the zoning map (By-law 2020-299)

I ZONING MECHANISMS		II PROVISIONS	
	Street Segments: i) Baseline Road from St. Helen's Place to Merivale Road ii) Merivale Road from Baseline Road to Caldwell Avenue iii) Clyde Avenue from Doheny Street to Highway 417 iv) Bronson Avenue from Carling Avenue to Kippewa Drive v) St. Laurent Blvd. from VIA Rail right-of-way to Queen Mary Street vi) Michael Street from Tremblay Road to Kenaston Street vii) Ogilvie Road from St. Laurent Blvd. to Cyrville Road viii) Brittany Drive from Montreal Road to Kristin Way ix) Montreal Road from Shefford Road to Regional Road 174 x) Innes Road from Page Road to Tenth Line Road xi) Bank Street from VIA Rail right-of-way to Walkley Road xii) Bank Street from Walkey Road to Rail right-of-way (South of Ledbury Ave.) xiii) Bank Street from Rail right-of-way (South of Ledbury Ave.) to Lester Road (By-law 2020-229)		
	(vi) in all other cases		30 metres but in no case greater than nine storeys, or as shown on the zoning map (By-law 2015-45) (By-law 2020-299)
(g) Maximum floor space index (By-law 2015-45)	(i) for AM, AM1, AM4 and AM5 zones, on specific street segments as noted in clause (f) above	1. if 80% or more of the required parking is provided below grade	3.5
		2. in all other cases	2, unless otherwise shown
	(ii) in all other cases	none	
(h) Minimum width of landscaped area around a parking lot		<i>see Section 110 – Landscaping Provisions for Parking Lots</i>	

- (4) Outdoor storage is permitted subject to:
 - (a) being located in an interior side yard or rear yard;
 - (b) being completely enclosed and screened from a public street, and from residential or institutional zone; and
 - (c) the provisions of subsection 185(4) (b) above does not apply to **automobile dealership**.
- (5) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
- (6) (a) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by a H suffix, schedule or exception that permits a height of 30m or greater on part of the lot, the use Apartment Dwelling, High Rise is a permitted use on that lot.

- (b) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by a 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)
- (7) Despite section 19, where a height suffix applies, the application of any additional setbacks or transitions still apply. (By-law 2022-103)

AM Subzones

186. In the AM Zone, the following subzones apply:

AM1 Subzone

- (1) In the AM1 Subzone:
 - (a) no greater than 50% of the maximum permitted floor space index may be used for the non-residential uses; and (By-law 2012-91)
 - (b) the provisions of subsection 186(1)(a) above do not apply to **community centre, community health and resource centre, day care and library.**

AM2 Subzone

- (2) In the AM2 Subzone:
 - (a) the following uses are prohibited:
 - amusement centre**
 - amusement park**
 - bar**
 - cinema**
 - funeral home
 - museum**
 - nightclub**
 - recreational and athletic facility**
 - sports arena**
 - theatre**

AM3 Subzone- St. Joseph Boulevard Subzone

- (3) In the AM3 Subzone:
 - (a) the following uses are prohibited:
 - automobile dealership**
 - automobile rental establishment**
 - car wash**
 - gas bar**
 - (b) the provisions of subsection 185(3) do not apply and the provisions of Table 186A below apply.

TABLE 186A - AM3 SUBZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS	
(i) Minimum lot width	1. lot without direct vehicular access to St. Joseph Blvd	18 m	
	2. lot with direct access to St. Joseph Blvd	24 m	
(ii) Maximum front yard and corner side yard setbacks	1. non-residential or mixed use buildings	4 m	
	2. residential use building	6 m	
(iii) Maximum floor space index	1. for lots having a lot depth of 40 metres or less	1.5	
	2. for lots having a lot depth greater than 40 metres	3	
	3. for gateway sites with an average lot depth greater than 60 metres	3.5	
(iv) Minimum building heights	1. for all gateway sites within 4 m of a lot line abutting a street	9 m	
(v) Maximum building heights (By-law 2015-190)	1. for lots with a lot depth of 40 metres or less	13 m	
	2. for lots with a lot depth greater than 40 metres	(i) within 20 metres from a residential zone	13 m
		(ii) beyond 20 metres from a residential zone	19 m
	3. for gateway sites with an average lot depth greater than 60 metres	(a) within 20 metres or less of a lot line abutting a residential zone	13 m
		(b) between 20 metres and 30 metres of a lot line abutting a residential zone	19 m
		(c) beyond 30 metres of a lot line abutting a residential zone	25 m
(vi) Minimum rear yard setback		7.5 metres	

- (c) For the purpose of this section, a gateway site is any corner lot or any development that incorporates one or more lots and includes a corner lot and is developed under one Site Plan, located abutting the following street intersections:
- (i) St. Joseph Boulevard and Youville Drive;
 - (ii) St. Joseph Boulevard and Jeanne d'Arc Boulevard;
 - (iii) St. Joseph Boulevard and Orleans Boulevard; and
 - (iv) St. Joseph Boulevard and Place d'Orleans Drive.
- (d) Where a lot fronts on three streets, the provisions of Table 186A (ii)1. do not apply and a 4 metre yard setback must be provided for only two of the three streets, one of which must be St-Joseph Boulevard.

- (e) Where a gateway site fronts on three streets, the provisions of Table 186A (ii)1. do not apply and a maximum 4 metre yard setback must be provided from St-Joseph Boulevard and the other gateway street.
- (f) For a gateway site, a minimum of:
 - (i) 75% of the width of the corner site measured at the building setback and along St. Joseph Boulevard; and
 - (ii) 50% of the width of the corner site measured at the building setback and along the other street;
 must be occupied by a building face.
- (g) For all buildings facing St. Joseph Boulevard:
 - (i) a minimum of 50% of the width of a lot, measured at the building setback, must be occupied by a building face, unless Section 186 (3) (f) applies; and
 - (ii) a minimum of 50% of the length of the ground floor elevation must consist of openings such as windows and customer entrances.

AM4 Subzone

- (4) Reserved for future use. (By-law 2015-45)

AM5 Subzone

- (5) In the AM5 Subzone:
 - (a) the following uses only are permitted:
 - apartment **dwelling**, low rise
 - apartment **dwelling**, mid rise (By-law 2014-292)
 - broadcasting studio**
 - diplomatic mission**, see *Part 3, Section 88*
 - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
 - dwelling** unit
 - emergency service**
 - home-based business**, see *Part 5, Section 127*
 - home-based day care, see *Part 5, Section 129*
 - hotel**
 - medical facility**
 - museum**
 - office**
 - planned unit development**, see *Part 5, Section 131*
 - production studio**
 - research and development centre**
 - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)
 - technology industry**
 - training centre** (By-law 2014-189)
 - urban agriculture** (By-law 2017-148)
 - (b) the following uses are also permitted subject to:

- (i) being in the same building or on the same lot as a use or uses listed in subsection 186(5)(a) above; and
- (ii) the cumulative gross floor area not exceeding the total gross floor area of the use or uses listed in subsection 186(5)(a) above;

artist studio
bank
 bank machine
bar
car wash
cinema
convenience store
day care
instructional facility
library
municipal service centre
nightclub
parking garage
parking lot
payday loan establishment (By-law 2017-302)
personal service business
place of assembly
 place of worship
 post office
recreational and athletic facility
restaurant (OMB Order #PL080959 issued March 18, 2010)
 retail food store
retail store
service and repair shop
theatre

- (c) car wash, including the required queuing spaces, must be totally enclosed in a building occupied by a permitted use listed in subsection 186(5)(a);
- (d) the provisions of subsection 185(4) do not apply and storage must be completely enclosed within a building;
- (e) the provisions of Section 101 – *Minimum Parking Space Rates*, apply but the minimum rate is the maximum amount of parking permitted; and
- (f) where excess parking results from a change of use, the excess parking may be retained.

AM6 Subzone

- (6) Reserved for future use. (By-law 2015-45)

AM7 Subzone- Hazeldean Road Subzone

- (7) In the AM7 Subzone:
 - (a) the following uses are prohibited:

automobile dealership
automobile rental establishment
automobile service station
gas bar
rooming house
stacked dwelling, see *Part 5, Section 138* (By-law 2010-307)
townhouse dwelling, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)

- (b) the minimum lot area is 600 square metres; the minimum lot width is 18 metres; the minimum rear yard setback is 10 metres and the maximum permitted lot coverage is 50%.
- (c) the maximum permitted building height is 11 metres within 20 metres of a residential zone, and 15 metres in all other cases.
- (d) a minimum of,
 - (i) 50% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is less than 90 metres wide.
 - (ii) 30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.
- (e) if there are high voltage power lines present near the front lot line then the front yard setback requirement is 5 metres instead of 3 metres.
- (f) when an outdoor commercial patio is located in a front yard, then the front yard setback requirement is 6 metres instead of 3 metres.
- (g) in the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with subsection (d) above, provided that those requirements are satisfied upon the completion of all phases of development.
- (h) a landscaped buffer of 10 metres is required along a property line abutting a residential zone, and a landscaped buffer of 5 metres is required along a rear lot line abutting a non-residential zone.
- (i) outdoor storage accessory to the use on the lot,
 - (i) is prohibited in a front yard, and
 - (ii) Is permitted in all other yards provided it is concealed from view from abutting streets and non-commercial zones, and provided it does not cover more than 20% of the lot area.
- (j) the lot line abutting Hazeldean Road is considered to be the front lot line.
- (k) the minimum number of parking spaces required for a shopping centre may be reduced by the number of on-street parking spaces that are located within 12 metres of the lot on which a shopping centre is located.

AM8 Subzone – Bank Street Subzone

- (8) In the AM8 Subzone:
 - (a) the following uses are also permitted: apartment dwelling, high rise;

- (b) no greater than 50% of the maximum permitted floor space index may be used for permitted non-residential uses,
- (c) the provisions of subsection 186(1)(a) above do not apply to community centre, community health and resource centre, day care and library,
- (d) the following maximum building heights apply:
 - (i) in any area up to and including 20 metres from a property line abutting a R1, R2 or R3 residential zone: 11 m
 - (ii) in any area up to and including 20 metres from a property line abutting a R4 zone: 15 m
 - (iii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 zone: 20 metres
 - (iv) more than 30 metres from a property line abutting a R1, R2, R3 or R4 zone: 50 metres,
 - (v) in all other cases: 50 metres
- (e) for non-residential and mixed-use buildings, no minimum front yard setback applies and the maximum front yard setback along Bank Street is 3.0 metres,
- (f) for non-residential and mixed-use buildings, where overhead hydro wires and hydro poles exist, the maximum front yard setback along Bank Street is 5.0 metres,
- (g) where the building height is greater than 4 storeys the second, third or fourth storey must be stepped back a further 2.5 metres from the front wall of the storey below and each storey above the fourth storey is to have the same minimum setback as required for the fourth storey, (By-law 2018-155)
- (h) at least 70% of the lot width measured at the building setback along Bank Street must be occupied by one or more building walls, and in the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with this clause, provided that those requirements are satisfied upon the completion of all phases of development.
- (i) in a case of gas bars and where the floor area of buildings that existed on March 28, 2012 is increased up to an amount equal to 25% of the floor area that existed on that day clauses (d) and (g) above do not apply,
- (j) in the case of lots with a Bank Street frontage of 35 metres or less, clause (g) above does not apply, .
- (k) despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot, but must be in the same city block, or on a lot on the opposite side of the public street on which the use requiring the parking is located. (By-law 2012-91) (Subject to By-law 2015-192) (By-law 2016-249)
- (l) (i) 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)

- (ii) 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 2012-91) (By-law 2014-292) (By-law 2016-249)

AM9 Subzone

- (9) In the AM9 Subzone:
 - (a) the minimum rear yard setback for a non-residential or mixed-use building is 10 metres.
 - (b) the maximum permitted building height is 11 metres within 20 metres of a residential zone, and 15 metres in all other cases.
 - (c) a minimum of:
 - (i) 50% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is less than 90 metres wide.
 - (ii) 30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider.
 - (d) Clause (c) does not apply to a lot containing only an automobile dealership, automobile rental establishment, automobile service station, or gas bar, but a maximum front yard setback of 3 metres shall apply to any building containing these uses.
 - (e) Despite (c) and (d), in the case of high voltage power lines present near the front lot line the distance of 3 metres set out within (c)(i) and (c)(ii) and the maximum front yard setback in (d) is increased to 5 metres with respect to that portion of the building wall affected by the high voltage power lines.
 - (f) In the case of a phased development where all phases are shown on a site plan approved pursuant to Section 41 of the Planning Act, each phase itself does not have to comply with subsection (c) above, provided that those requirements are satisfied upon the completion of all phases of development.
 - (g) For a lot containing a non-residential or mixed use building, the minimum required width of a landscaped area along a lot line is:
 - (i) where abutting a residential zone: 10 metres and an opaque screen with a minimum height of 1.5 metres must be provided between the residential zone and landscaped area;
 - (ii) where it is the rear lot line and it abuts a non-residential zone: 5 m
 - (iii) in all other cases: no minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped.
 - (h) outdoor storage accessory to the use on the lot,
 - (i) is prohibited in a front yard, and
 - (ii) Is permitted in all other yards provided it is concealed from view from abutting streets and non-commercial zones, and provided it does not cover more than 20% of the lot area.
 - (i) the lot line abutting Hazeldean Road is considered to be the front lot line

- (j) the minimum number of parking spaces required for a shopping centre may be reduced by the number of on-street parking spaces that are located within 12 metres of the lot on which a shopping centre is located. (By-law 2014-27)

AM10 Subzone

- (10) In the AM10 Subzone:
 - (a) the lot line abutting the designated “Arterial Mainstreet”, as per Schedule B of the Official Plan, is the front lot line, and in the case of a lot with more than one lot line abutting an arterial mainstreet the provisions applying to front lot line will apply to all of the lot lines abutting an arterial mainstreet regardless of it being a front or other lot line,
 - (b) despite Table 185(c), the following provisions apply;
 - (i) the minimum front and corner side yard setback for all buildings is 0 metres, and at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 4.5 metres of the frontage for a Residential use building, and within 3.0 metres for Non-residential and Mixed use buildings; and
 - (ii) in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following;
 - 1) the first phase is required to satisfy (b)(i) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase; and
 - 2) all subsequent phases are not required to comply with (b)(i) independently, provided that (b)(i) is satisfied upon the completion of all phases; and
 - 3) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase,
 - (c) despite Table 185(d)(i), the minimum interior side yard setback from a lot line abutting a residential zone is;
 - (i) 3.0 metres for the first 20 metres back from the street,
 - (ii) 7.5 metres beyond 20 metres back from the street,
 - (d) despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is;
 - (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street.
 - (ii) 7.5 metres in all other cases,
 - (e) any portion of a building located within 10 metres a front lot line or corner lot line must satisfy the following minimum building heights:
 - (i) if the building is a non-residential or mixed-use building, the ground floor requires a minimum height of 4.5 metres; and
 - (ii) the minimum building height required is 7.5 metres, and must contain at least two storeys,

- (f) a building existing as of the day of the passing of the By-law may be expanded without having to comply with clause (b) above, provided the following;
 - (i) the addition does not exceed the greater of 600 m² or 20% of the gross floor area of the existing building,
 - (ii) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building,
- (g) the ground floor façade facing a public street of a building located within 4.5 metres of the front lot line or corner side lot line must include:
 - (i) a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and
 - (ii) a minimum of one active entrance in the case of a residential use building;

where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets;
- (h) a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors,
- (i) clauses (b) and (e) do not apply to a lot containing only an automobile dealership, automobile rental establishment, automobile service station, or gas bar, but the following must be satisfied;
 - (i) a maximum front yard setback of 3 metres is required to any building containing these uses; and
 - (ii) an automobile dealership and automobile rental establishment require a minimum building height of 7.5 metres,
- (j) despite Table 185(f) the following maximum building heights apply:
 - (i) In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone: 11 m
 - (ii) In any area up to and including 20 metres from a rear lot line abutting an R4 zone: 15 m
 - (iii) In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a R1, R2, R3, or R4 zone: 20 m
 - (iv) In any area:
 - a. outside of the areas identified in (i) through (iii) above; and,
 - b. up to 7.5 metres from that part of a side lot line within 20 metres of a street and abutting a R1, R2, R3 or R4 zone: 15 m
 - (v) In all other cases: 30 m (By-law 2015-45)

AM11 Subzone - Innes Road (Blackburn Hamlet) Subzone

- (11) In the AM11 Subzone:
- (a) the following uses are prohibited:
 - amusement centre
 - amusement park
 - nightclub
 - personal brewing facility (By-law 2019-41)
 - sports arena
 - (b) for zoning purposes, the lot line abutting Innes Road is deemed to be the front lot line,
 - (c) despite Table 185(a) minimum lot area for an automobile dealership is 1500 m²,
 - (d) despite Table 185(c) the front yard and corner side yard provisions are as follows:
 - (i) for non-residential, mixed-use, and residential use building the minimum setback is 3.0 metres.
 - (ii) despite clause (d), at least 50% of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 3.0 metres of the lot line; and
 - (iii) in the case of a phased development, all phases must be shown on a site plan approved pursuant to Section 41 of the Planning Act, and must satisfy the following:
 - (1) the first phase is required to satisfy (b)(i) prior to or concurrent with the construction of any building at the interior or rear of the lot for the portion of property shown in that phase; and
 - (2) all subsequent phases are not required to comply with (b)(i) independently, provided that (b)(i) is satisfied upon the completion of all phases; and
 - (3) the boundary of a phasing line will be determined through Site Plan Control, and each phase of development must comply with the zone requirements and incorporate the site plan elements required and provided to support the uses of land within that phase,
 - (e) where the building height is greater than five storeys or 18 metres, at and above the fifth storey or 18 metres whichever is lesser, a building must be setback a minimum of 2.0 metres more than the provided setback from the front lot line and corner lot line,
 - (f) the minimum height for the first storey of any building greater than 11 metres in height is 4.5 metres,
 - (g) despite clause 185(4)(a), Outdoor Storage is prohibited in any yard abutting an R1, R2 or R3 zone, except in the case of an automobile dealership,
 - (h) despite Table 185(d)(i), the minimum interior side yard setback from a lot line abutting a residential zone is:
 - (i) 3.0 metres for the first 20 metres back from the street,
 - (ii) 7.5 metres beyond 20 metres back from the street,
 - (i) despite Table 185(e), sub clauses (ii) and (iii), the minimum rear yard setback is;

- (i) 3.0 metres for any building wall within 20 metres of a lot line abutting a public street.
- (ii) 10 metres in all other cases,
- (j) a building existing as of the day of the passing of the By-law may be expanded without having to comply with clause (b) above, provided the following:
 - (i) the addition does not exceed the greater of 600 m² or 20% of the gross floor area of the existing building,
 - (ii) subsequent additions are not permitted within 12 months of an issued building permit for expansion of the same building,
- (k) the ground floor façade facing a public street of a building located within 3.0 metres of the front lot line or corner side lot line must include:
 - (i) a minimum of one active entrance from each individual occupancy located immediately adjacent to the front lot line or corner side lot line in the case of non-residential uses; and
 - (ii) a minimum of one active entrance in the case of a residential use building, where an active entrance is angled on the corner of the building, such that it faces the intersection of the arterial mainstreet and a side street intersecting the arterial mainstreet, it is deemed to face both streets,
- (l) a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and customer or resident entrance access doors,
- (m) clause (d) does not apply to a lot containing only an automobile dealership, automobile rental establishment, automobile service station, or gas bar, but the following must be satisfied:
 - (i) a maximum front yard setback of 3 metres is required to any building containing these uses; and
 - (ii) an automobile dealership and automobile rental establishment require a minimum building height of 7.5 metres.
- (n) despite Table 185(f) the following maximum building heights apply:
 - (i) In any area up to and including 20 metres from a rear lot line abutting a R1, R2 or R3 zone and a side lot line or rear lot line abutting an R1 or R2 zone: 11 m (By-law 2023-222)
 - (ii) In any area up to and including 20 metres from a rear lot line abutting an R4 zone: 15 m
 - (iii) In any area over 20 metres and up to and including 30 metres from a rear lot line abutting a R1, R2, R3, or R4 zone and a side lot line abutting an R1 or R2 zone: 20 m (By-law 2023-222)
 - (iv) In any area:
 - (a) outside of the areas identified in (i) through (iii) above; and,
 - (b) up to 7.5 metres from that part of a side lot line within 20 metres of a street and abutting a R1, R2, R3 or R4 zone: 15 m
 - (v) In all other cases: 30 m (By-law 2015-49)

- (o) Despite 186(11)(n)(i) and (iii), for the lands known municipally as 98 and 100 Bearbrook Road the provisions existing as of May 2, 2023 continue to apply. (By-law 2023-222)

AM12 Subzone

- (12) In the AM12 Subzone:
 - (a) Only the following uses are permitted:

amusement centre
animal hospital
artist studio
automobile rental establishment
bank
 bank machine
bar
broadcasting studio
catering establishment
cinema
convenience store
day care
emergency service
 funeral home
hotel
instructional facility
medical facility
nightclub
office
payday loan establishment (By-law 2017-302)
personal service business
place of assembly
 place of worship
 post office
production studio
recreational and athletic facility
research and development centre
residential care facility
restaurant
school
service and repair shop
sports arena
technology industry
theatre
training centre
apartment dwelling, low rise
apartment dwelling, mid-high rise
bed and breakfast
dwelling unit
group home
home-based business
home-based day care
planned unit development
retirement home
retirement home, converted

- (b) Retail food store and retail store are permitted uses subject to:
- (i) Being located on the ground floor of a building containing another permitted use and;
 - (ii) Only permitted once 2500 square metres of gross floor area of another permitted non-residential use or uses have been located in the area to which this subzone applies

- (c) where the building height is greater than six storeys, but less than or equal to 12 storeys, at and above the fourth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lot lines;
- (d) where the building height is greater than 12 storeys, at and above the sixth storey a building must be setback a minimum of 2 metres more than the provided setback from the front and corner side lot lines;
- (e) For buildings over 20 metres in height or are greater than six storeys, whichever is less:
 - (i) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains only residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 750 square metres of gross floor area;
 - (ii) when the portion of the building over 20 metres in height or at or above the seventh storey, whichever is less contains non-residential uses, the maximum building area of each floor plate over 20 metres in height or at or above the seventh storey, whichever is less, is 2000 square metres of gross floor area;
- (f) where the building height is equal to or less than six storeys or 20 metres, whichever is the lesser, the maximum building floor plate for buildings containing non-residential land uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area;
- (g) the minimum separation distance between portions of a building above four storeys is 23 metres;
- (h) the minimum separation distance between portions of a building above nine storeys is 30 metres;
- (i) the area of the wall of the first storey facing the street must have a minimum of 50 per cent of the façade consisting of transparent glazing;
- (j) Where a restaurant, retail store, or retail food store is less than 200 square metres of GFA, no parking spaces are required. Where a restaurant, retail store or retail food store is greater than 200 square metres of GFA, the minimum parking requirement is 5 spaces per 100 square metres over 200 square metres of GFA;
- (k) parking is not required for a group home
- (l) AM12 provisions: (By-law 2015-369)

TABLE 186B – AM12 SUBZONE PROVISIONS (By-law 2015-369)

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum front and corner side yard setbacks	1. for a building with residential land use at grade	5 m
	2. all other cases	No minimum
(ii) Minimum interior side yard setback	1. a building with residential land use at grade or where the interior side yard abuts a park or the building is higher than 11 m in height	3 m
	2. all other cases	1.5 m
(iii) Minimum rear yard setback	1. a building with residential land use at grade or where the rear yard abuts a residential zone	7.5 m
	2. where the rear yard abuts a park	5 m
	3. where the rear yard abuts a street	3 m
	4. all other cases	No minimum

(m) For a Planned Unit Development:

- (i) The minimum front, corner side, rear and side yard setbacks for the planned unit development are 5 metres;
- (ii) The minimum separation distance between principal buildings within a planned unit development are as follows:
 - (1) Where the height of both neighbouring buildings within the PUD is less than or equal to 16 metres: 3 metres;
 - (2) Where the height of one or both neighbouring buildings within the PUD is greater than 16 metres: the sum of 25% of the height of the abutting buildings, per building. (By-law 2015-369)