

## Amenity Area (Section 137)

137. (1) Amenity area must be provided for a residential use that is a permitted use in the zone in which it is located, in accordance with Table 137.
- (2) Amenity area must be located on the same lot as the use for which it is provided.
- (3) Amenity area provided outdoors must not be located in a required front or corner side yard.
- (4) Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements.
- (5) Minimum required communal amenity area may only be included as part of a required landscaped buffer where it is aggregated into areas of 54m<sup>2</sup> or more.

**Table 137- Amenity Area** (By-law 2014-189) (OMB Order File #PL150797 issued July 25, 2016 – By-law 2015-228)

	<b>I Land Use</b>	<b>II Total Amenity Area</b>	<b>III Communal Amenity Area</b>	<b>IV Layout of Communal Amenity Area</b>
(1)	Rooming House in any Residential zone within the area shown as Area A on Schedule 321 (By-law 2018-206)	7.5m <sup>2</sup> per rooming unit up to 8 units, plus 3m <sup>2</sup> per unit in excess of 8.	100% of the amenity area	Communal amenity area must: -be located at grade and in the rear yard; -be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)
(2)	Three-unit Dwelling in any Residential zone, other than the R4-UA, R4-UB, R4-UC and R4-UD zones, within the area shown as Area A on Schedule 321 (By-law 2020-290)	45m <sup>2</sup>	100% of required amenity area	Communal amenity area must: -be located at grade and in the rear yard; be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)
(3)	Low-rise Apartment Dwelling of more than 4 units in any zone other than a Residential Zone. (By-law 2020-290) (By-law 2021-111)	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(4)	Apartment Building, mid-high rise	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>

	I Land Use	II Total Amenity Area	III Communal Amenity Area	IV Layout of Communal Amenity Area
(5)	Mixed Use Building, with 9 or more dwelling units or rooming units	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(6)	Stacked dwelling of 9 or more dwelling units	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(7)	Retirement Home	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(8)	Retirement Home, Converted	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(9)	Residential care facility	10% of the gross floor area of each rooming unit	All of the total amenity area	
(10)	Planned Unit Development	As per dwelling type	As per dwelling type	As per dwelling type
(11)	Apartment dwelling low-rise:  Low-rise apartment dwelling in Area A as shown on S321 in any residential zone other than the R4-UA, R4-UB, R4-UC and R4-UD zones. (By-law 2023-222) (By-law 2020-290) (By-law 2021-111)	15m <sup>2</sup> per dwelling unit up to eight units, plus 6m <sup>2</sup> per unit in excess of 8.	100% of the amenity area required for the first eight units.	Communal amenity area required for the first eight units must:  -be located at-grade and in the rear yard; -be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)
(12)	Low-rise apartment dwelling outside of Area A as shown on S321 and in a residential zone other than R4UA, R4UB, R4UC and R4UD	6m <sup>2</sup> per dwelling unit, and 10 % of the gross floor area of each rooming unit	A minimum of 50 % of the required total amenity area	Aggregated into areas up to 54m <sup>2</sup> and where more than one aggregated area is provided, at least one must be a minimum of 54m <sup>2</sup> (By-law 2023-222)
(13)	Other uses	Not required		

(6) Despite rows (1), (2), and (11) of Table 137: (By-law 2023-222)

- (a) where a Planned Unit Development contains a Three-unit Dwelling, Low-rise Apartment Dwelling or Rooming House the required amenity area may be located outside of the rear yard and is not required to abut the rear lot line, and; (By-law 2018-206)
  - (b) the total amenity area required at grade for all Three-unit Dwellings, Low-rise Apartment Dwellings and Rooming Houses in the Planned Unit Development does not need to exceed 120 m<sup>2</sup>. (By-law 2014-189) (By-law 2018-206)
- (7) Despite Table 137 (12), where a site plan has been approved as of May 10, 2023, the amenity area requirement in effect at the time of the complete application may apply. (By-law 2023-222)