

## **Part 10 – Mixed Use/Commercial Zones (Sections 185-198)**

This part comprises the zones that are applied to the urban and suburban areas of the City in accordance with the mixed-use and commercial land use designations of the Official Plan, and includes the LC- Local Commercial, GM- General Mixed Use, TM- Traditional Mainstreet, AM-Arterial Mainstreet, MC- Mixed Use Centre and MD- Mixed-Use Downtown Zones.

The City of Ottawa Zoning By-law is made available on the web site for information, however confirmation on the zoning provisions should be sought through the City's development information officers (DIO), by contacting 311 and asking for the DIO for the geographic area in question.

### **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**

| <b>I<br/>ZONING MECHANISMS</b>      |  |         | <b>II<br/>PROVISIONS</b>   |
|-------------------------------------|--|---------|--|
| (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<br>ZONING MECHANISMS                                    |   | II<br>PROVISIONS   |                           |
|---|---|--|---------------------------|
|   | Street Segments:<br>i) Baseline Road from St. Helen's Place to Merivale Road<br>ii) Merivale Road from Baseline Road to Caldwell Avenue<br>iii) Clyde Avenue from Doheny Street to Highway 417<br>iv) Bronson Avenue from Carling Avenue to Kippewa Drive<br>v) St. Laurent Blvd. from VIA Rail right-of-way to Queen Mary Street<br>vi) Michael Street from Tremblay Road to Kenaston Street<br>vii) Ogilvie Road from St. Laurent Blvd. to Cyrville Road<br>viii) Brittany Drive from Montreal Road to Kristin Way<br>ix) Montreal Road from Shefford Road to Regional Road 174<br>x) Innes Road from Page Road to Tenth Line Road<br>xi) Bank Street from VIA Rail right-of-way to Walkley Road<br>xii) Bank Street from Walkey Road to Rail right-of-way (South of Ledbury Ave.)<br>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 (g) 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 |   | see Section 110 – Landscaping Provisions for Parking Lots  |                           |

- (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<br>ZONING MECHANISMS                                |   | II<br>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 m<sup>2</sup> 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 m<sup>2</sup>,
  - (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 m<sup>2</sup> 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)**

| <b>I<br/>ZONING MECHANISMS</b>                  |   | <b>II<br/>PROVISIONS</b> |
|---|---|--------------------------|
| (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)

## **GM – General Mixed-Use Zone (Sections 187-188)**

### **Purpose of the Zone**

*The purpose of the GM – General Mixed-Use Zone is to:*

- (1) *allow residential, commercial and institutional uses, or mixed use development in the **General Urban Area** and in the **Upper Town, Lowertown and Sandy Hill West Character Areas** of the **Central Area** designations of the Official Plan;*
- (2) *limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;*
- (3) *permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and*
- (4) *impose development standards that will ensure that the uses are compatible and complement surrounding land uses.*

### **187. In the GM Zone,**

#### **Permitted Non-Residential Uses**

- (1) The following non-residential uses are permitted subject to:
  - (a) the provisions of subsections 187(3), (4) and (5).

**animal care establishment**  
**animal hospital**  
**artist studio**  
**bank**  
 bank machine  
**catering establishment**  
 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  
**home-based business**, *see Part 5, Section 127*  
 home-based day care, *see Part 5, Section 129*  
**instructional facility**  
**library**  
**medical facility**  
**municipal service centre**  
**office**  
**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  
**recreational and athletic facility**  
**research and development centre**  
**residential care facility** (By-law 2011-273)  
**restaurant**  
 retail food store  
**retail store**  
**service and repair shop**  
**shelter**, *see Part 5, Section 134* (By-law 2011-273)  
**storefront industry**, *see Part 3, Section 99* (By-law 2018-171)  
**technology industry**  
**training centre**  
**urban agriculture**, *see Part 3, Section 82* (By-law 2017-148)

### Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
- (a) the provisions of subsections 187(3), (4) and (5); and
  - (b) a maximum of ten guest bedrooms in a bed and breakfast.

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 125*  
**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 2018-206)

## Zone Provisions

- (3) The zone provisions are set out in Table 187 below.

**TABLE 187 - GM ZONE PROVISIONS**

| I<br>ZONING MECHANISMS                                    |   | II<br>PROVISIONS   |       |
|---|---|--|-------|
| (a) Minimum lot area                                      |   | No minimum   |       |
| (b) Minimum lot width                                     |   | No minimum   |       |
| (c) Minimum front yard and corner side yard setbacks      |   | 3 m  |       |
| (d) Minimum interior side yard setbacks                   | (i) for a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone | 5 m  |       |
|   | (ii) for a residential use building   | 1. for a building equal or lower than 11 metres in height        | 1.2 m |
|   |   | 2. for a building higher than 11 metres in height                | 3 m   |
|   | (iii) all other cases   | No minimum   |       |
| (e) Minimum rear yard setback                             | (i) abutting a street   | 3 m  |       |
|   | (ii) from any portion of a 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                               |   | 18 m   |       |
| (g) Maximum floor space index                             |   | 2, unless otherwise shown  |       |
| (h) Minimum width of landscaped area                      | (i) abutting a street   | 3 m  |       |
|   | (ii) abutting a residential or institutional zone   | 3 m  |       |
|   | (iii) other cases   | No minimum   |       |
| (i) minimum width of landscaped area around a parking lot |   | <i>see Section 110 – Landscaping Provisions for Parking Lots</i> |       |

- (4) Storage must be completely enclosed within a building.
- (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 an H suffix, schedule or exception that restricts building height to less than 30 metres or to fewer than ten storeys on the entire lot, the use Apartment dwelling, High rise is a prohibited use on that lot.

- (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 15 metres 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 2015-192)
- (c) Despite the list of permitted residential uses, where the zoning on a lot is accompanied by an H suffix, schedule or exception that permits a building height of 10 or more storeys or greater than 30 m, the use “apartment dwelling, high rise” is a permitted use on that lot. (By-law 2019-355)

## GM SUBZONES

188. In the GM Zone, the following subzones apply:

### GM1 SUBZONE

- (1) In the GM1 Subzone:
  - (a) no more than 50% of the permitted floor space index may be used;
  - (b) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; and
  - (c) the provision of subsection 188(1)(a) above does not apply to the following uses and the full floor space index may be used:
    - apartment **dwelling**, low rise
    - apartment **dwelling**, mid rise (By-law 2014-292)
    - community centre**
    - community health and resource centre**
    - day care**
    - dwelling** unit
    - group home**, see *Part 5, Section 125*
    - library**
    - planned unit development**, see *Part 5, Section 131*
    - residential care facility**
    - retirement home**
    - retirement home, converted**, see *Part 5, Section 122*
    - rooming house**
    - shelter**, see *Part 5, Section 134*
    - 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 2018-206)

### GM2 SUBZONE

- (2) In the GM2 Subzone:
  - (a) the uses listed under subsections 187(1) and (2) are not permitted and the following uses are permitted:

apartment **dwelling**, low rise  
apartment **dwelling**, mid rise (By-law 2014-292)  
**community centre**  
**community health and resource centre**  
**diplomatic mission**, see *Part 3, Section 88*  
**drive-through facility** (OMB Order #PL080959 issued March 18, 2010)  
**dwelling** unit  
**emergency service**  
**group home**, see *Part 5, Section 125*  
**home-based business**, see *Part 5, Section 127*  
**home-based day care**, see *Part 5, Section 129*  
**library**  
**planned unit development**, see *Part 5, Section 131*  
post office  
**residential care facility**  
**retirement home**  
**retirement home, converted**, see *Part 5, Section 122*  
**rooming house**  
**shelter**, see *Part 5, Section 134*  
**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)  
**urban agriculture**, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

- (b) the following uses are also permitted subject to:
- (i) the permitted floor space index being limited to 50%;
  - (ii) being located on the ground floor basement of a building containing dwelling units; (By-law 2015-191)
  - (iii) animal care establishment, animal hospital, artist studio, instructional facility, and recreational and athletic facility being restricted to a maximum gross floor area of 95 square metres for each use; (By-law 2015-190)
  - (iv) the retail food store excluding the sale of fresh meat, poultry, fish, vegetables or fruits; and
  - (v) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided;

**animal care establishment** (By-law 2015-190)  
**animal hospital**  
**artist studio**  
**instructional facility**  
**medical facility**  
**office**  
**personal service business**  
**recreational and athletic facility**  
**retail food store**  
**retail store**  
**service and repair shop**

### GM3 SUBZONE

- (3) In the GM3 Subzone:
- (a) Only the following residential uses are permitted:  
**bed and breakfast**, see *Part 5, Section 121*  
**dwelling unit**  
**planned unit development**, see *part 5, Section 131*  
**rooming house** (By-law 2018-206)

- (b) In addition to the uses permitted under Section 187 (1), the following non-residential uses are permitted subject to:
  - (i) the uses being completely enclosed within a building; and
  - (ii) the provisions of subsection 187(3)(h)(ii) applying but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; and
  - (iii) parking and loading spaces, for these uses, are not permitted in a front yard or a side yard abutting a street.

**automobile dealership**  
**automobile rental establishment**  
**automobile service station**  
**broadcasting studio**  
**car wash**  
**diplomatic mission, see Part 3, Section 88**  
**emergency service**  
**gas bar**  
**hotel**  
**kennel**  
**production studio**  
 truck transport terminal  
**urban agriculture, see Part 3, Section 82 (By-law 2017-148)**  
 warehouse

- (c) the following non-residential uses are permitted subject to:
  - (i) the uses being located in a building containing an **office** or **hotel** use; and
  - (ii) the provisions of subsection 187(3)(h)(ii) applying but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided;

**bank**  
**payday loan establishment (By-law 2017-302)**  
**personal service business**  
**restaurant**  
 retail food store  
**retail store**

**GM4 SUBZONE**

- (4) In the GM4 Subzone:
  - (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:

animal care establishment (By-law 2015-190)  
**animal hospital**  
**artist studio**  
**bank**  
 bank machine  
**broadcasting studio**  
**community centre**  
**community health and resource centre**  
**day care**  
**diplomatic mission, see Part 3, Section 88**  
**drive-through facility** (OMB Order #PL080959 issued March 18, 2010)  
**emergency service**  
**hotel**  
**office**  
**payday loan establishment** (By-law 2017-302)  
**personal service business**  
**production studio**  
**research and development centre**  
**technology industry**  
**urban agriculture, see Part 3, Section 82 (By-law 2017-148)**

- (b) a parking structure must be at least 6 metres from a residential zone but may be reduced to 3 metres if the wall that faces the residential zone contains no windows or openings;
- (c) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided; and
- (d) the provisions of subsection 187(3)(f) do not apply and the building heights set out in Table 188A below apply. (By-law 2009-18)

**TABLE 188A - MAXIMUM BUILDING HEIGHTS IN GM4 SUBZONE (By-law 2009-18)**

| I<br>LAND USE / LOCATION  | II<br>MAXIMUM BUILDING HEIGHTS |
|---|--------------------------------|
| (i) parking structure   | 11 m                           |
| (ii) for buildings located on the south side of Chamberlain Avenue, between Lyon Street and Bank Street | 14 m                           |
| (iii) for buildings located on properties abutting the south side of Isabella Street                    | 23.5 m                         |
| (iv) for buildings located on properties abutting the north side of Pretoria Street                     | 22 m                           |
| (v) all other cases   | 18.5 m                         |

**GM5 SUBZONE**

- (5) In the GM5 Subzone:
  - (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:

**artist studio**  
**bed and breakfast**, *see Part 5, Section 121*  
**community centre**  
**community health and resource centre**  
**diplomatic mission**, *see Part 3, Section 88*  
**drive-through facility** (OMB Order #PL080959 issued March 18, 2010)  
**hotel**  
**instructional facility**  
**medical facility**  
**office**  
**personal service business**  
**place of assembly**  
 place of worship  
**recreational and athletic facility**  
**restaurant**  
**retail store**  
**urban agriculture**, *see Part 3, Section 82 (By-law 2017-148)*

- (b) the provisions of subsection 187(3)(h)(ii) applies but may be reduced to 1 metre where a minimum 1.4 metre high opaque screen is provided.

#### GM6 SUBZONE

- (6) In the GM6 Subzone:
- (a) the following uses are also permitted subject to the ground floor, excluding the lobby area, mechanical rooms and stairways, being occupied by one or more of the following uses: **bank, day care, payday loan establishment, personal service business, place of assembly, recreational and athletic facility, restaurant fast food, restaurant take-out or retail store**; (By-law 2017-302)
- hotel**  
**parking garage**
- (b) the cumulative total gross floor area of all **retail store** and retail food store must not exceed 23,225 square metres, and must be distributed proportionally, on a lot by lot basis, in accordance with the following formula: (lot area ÷ zone area) x 23,255 square metres;
- (c) the lot coverage must not exceed 40%;
- (d) the provisions of subsection 187(3)(c) do not apply and the front yard and corner side yard setback must be at least 7.5 metres;
- (e) the provisions of subsection 187(3)(e) do not apply and the rear yard setback must be at least 3 metres;
- (f) the provisions of subsection 187(3)(h) do not apply to the front yard, corner side yard and rear yard setbacks and they must all be landscaped;
- (g) the provisions of subsection 187(4) do not apply and storage must be located in the principal building;
- (h) a parking structure is permitted if it is located on a lot with another principal use and it is located in a rear yard not abutting a street; and
- (i) required or provided parking may be used for additional parking for the sports arena in the L2[359] zone. (By-law 2010-354)

#### GM7 SUBZONE

- (7) In the GM7 Subzone:

- (a) the non-residential uses must not exceed a gross leasable area of 900 square metres each, except for community health and resource centre, medical facility, office, research and development centre and retail food store, which may use the full floor space index;
- (b) dwelling units and rooming houses must be located a minimum of 0.5 metres above the finished grade at the lot line abutting a street; (By-law 2018-206)
- (c) a **drive-through facility** is prohibited (By-law 2010-237)
- (d) the subzone provisions are set out in Table 188B.

**TABLE 188B - GM7 SUBZONE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>   | <b>II<br/>PROVISIONS</b>   |
|--|--|
| (i) Minimum lot area   | No minimum   |
| (ii) Minimum lot width   | No minimum   |
| (iii) Required front yard and corner side yard setbacks abutting Wellington Street and Albert Street | 3 m  |
| (iv) Required front yard and corner side yard setbacks abutting Preston Street extended              | 1. for that portion of the building less than 14 metres and 4 storeys above grade: 0.5 m   |
|  | 2. for that portion of the building equal or greater than 14 metres or 4 storeys above grade: 3.5 m  |
| (v) Required front yard and corner side yard setbacks abutting Booth Street                          | 1. for that portion of the building less than 14 metres and 4 storeys above grade: 0.5 m   |
|  | 2. for that portion of the building equal or greater than 14 metres or 4 storeys above grade: 2.5 m  |
| (vi) Required front yard and corner side yard setbacks abutting any other street                     | 1. for that portion of the building less than 14 metres and 4 storeys above grade: 0.5 m   |
|  | 2. for that portion of the building equal or greater than 14 metres or 4 storeys above grade: 3  |
| (vii) Minimum interior side yard and rear yard setbacks  | No minimum   |
| (viii) Minimum building height   | 1. for a building fronting on Booth Street: 14 metres and 4 storeys;   |
|  | 2. in all other cases: 11 metres and 3 storeys   |
| (ix) Maximum floor space index   | No maximum (By-law 2010-237)   |
| (x) Minimum width of landscaped area   | No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped |

**GM8 SUBZONE** (By-law 2011-124)

**GM9 SUBZONE**

- (9) In the GM9 Subzone:
- (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:
- animal care establishment (By-law 2015-190)
  - animal hospital**
  - bank**
  - bank machine
  - community centre**
  - community health and resource centre**
  - day care**
  - diplomatic mission**, see *Part 3, Section 88*
  - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
  - emergency service**
  - instructional facility**
  - library**
  - medical facility**
  - municipal service centre**
  - office**
  - payday loan establishment** (By-law 2017-302)
  - place of assembly**
  - research and development centre**
  - training centre**

#### **GM10 SUBZONE**

- (10) In the GM10 Subzone:
- (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted subject to:
- (i) only one **dwelling unit** per **office** occupancy that may be provided on the third floor of a building containing a **medical facility** or an **office** use;
  - (ii) no parking being required for any **dwelling unit** associated with an **office** use or **medical facility**;
- diplomatic mission**, see *Part 3, Section 88*
  - medical facility**
  - office**

#### **GM11 SUBZONE**

- (11) In the GM11 Subzone:
- (a) the following uses are also permitted:
- amusement centre**
  - cinema**
  - hotel**
  - museum**
  - sports arena**
  - theatre**

#### **GM12 SUBZONE**

- (12) In the GM12 Subzone:
- (a) the following uses are also permitted:

**amusement centre  
amusement park  
automobile dealership  
automobile rental establishment  
automobile service station  
bar  
car wash  
cinema  
gas bar  
hotel  
nightclub  
parking lot  
parking garage  
sports arena  
theatre**

### **GM13 SUBZONE**

(13) In the GM13 Subzone:

- (a) the uses listed under subsections 187(1) and 187(2) are not permitted and the following uses only are permitted:

**automobile rental establishment  
automobile service station  
broadcasting studio  
community centre  
community health and resource centre  
day care  
diplomatic mission, see Part 3, Section 88  
drive-through facility  
emergency service  
funeral home  
gas bar  
hotel  
medical facility  
office  
production studio  
research and development centre  
restaurant  
retail food store  
retail store  
technology industry  
training centre  
urban agriculture, see Part 3, Section 82 (By-law 2017-148)**

### **GM14 SUBZONE**

(14) In the GM14 Subzone:

- (a) the following uses are also permitted:

**automobile dealership  
automobile rental establishment  
automobile service station  
bar  
car wash  
gas bar  
nightclub  
personal service business**

- (b) the following uses are prohibited:
  - retail food store**
  - retail store**, except an automobile parts and accessories store, a building supply outlet, an equipment rental establishment, a furniture or appliance store, and a garden centre;
- (c) The maximum floor space index of 2.0 does not apply, and the maximum permitted gross floor area is 35,000 m<sup>2</sup>; (By-law 2008-386)

**GM15 SUBZONE**

- (15) In the GM15 Subzone:
  - (a) the following uses are also permitted:
    - automobile service station**
    - car wash**
    - gas bar**

**GM16 SUBZONE**

- (16) In the GM16 Subzone:
  - (a) the following uses are also permitted:
    - automobile dealership**
    - automobile rental establishment**
    - automobile service station**
    - car wash**
    - gas bar**

**GM17 SUBZONE**

- (17) In the GM17 Subzone:
  - (a) the following uses are also permitted:
    - bar
    - cinema
    - nightclub
    - theatre
  - (b) a **drive-through facility** is prohibited (By-law 2010-237)
  - (c) the subzone provisions are set out in Table 188D below

**TABLE 188D - GM17 SUBZONE PROVISIONS**

| I<br>ZONING MECHANISMS | II<br>PROVISIONS |
|------------------------|------------------|
| (i) Minimum lot area   | No minimum       |
| (ii) Minimum lot width | No minimum       |

| I<br>ZONING MECHANISMS  | II<br>PROVISIONS   |
|---|--|
| (iii) Required front yard, interior side yard and corner side yard setbacks | <p>1. for buildings on lots abutting Booth Street:</p> <p>(i) for that portion of the building less than or equal to 14 metres and 4 storeys above grade: 0.5 m</p> <p>(ii) for the portion of the building greater than 14 metres or 4 storeys above grade: 2.5 m</p> <p>2. for buildings on lots abutting LeBreton Boulevard or adjacent to a O1J H(21) S 94, 95 zone or a O1 S 94, 95 zone:</p> <p>(i) for that portion of the building less than or equal to 80 metres above sea level: 0.5 m</p> <p>(ii) for that portion of the building greater than 80 metres above sea level: 3.5 m</p> |
| (iv) Minimum rear yard setback  | <p>1. for buildings on lots abutting Booth Street:</p> <p>(i) where a building is less or equal to 14 metres and 4 storeys above grade: 0.5 m</p> <p>(ii) where a building is greater than 14 metres or 4 storeys above grade: 3 m</p> <p>2. for buildings on lots abutting LeBreton Boulevard:</p> <p>(i) where a building is less or equal than 20 metres and 6 storeys above grade: 0.5 m</p> <p>(ii) where a building is greater than 20 metres or 6 storeys above grade: 3.5 m</p>  |
| (v) Minimum yard setback for all other yards                                | No minimum   |
| (vi) Minimum building elevation above grade                                 | any part of a residential unit must be at least 0.6 metre above the lowest point of the front lot line   |
| (vii) Minimum building height   | <p>1. for buildings on lots fronting on Booth Street: 14 metres and 4 storeys</p> <p>2. for buildings on lots fronting on both Booth Street and LeBreton Boulevard: 20 metres and 6 storeys</p>  |
| (viii) Maximum floor space index  | No maximum (By-law 2010-237)   |
| (ix) Minimum landscaped area  | 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   |
| (x) Minimum width of landscaped area around a parking lot                   | <i>see Section 110 – Landscaping Provisions for Parking Lots</i>   |

- (d) principal entrances to commercial uses at grade must be recessed a minimum of 1.5 metres from the front lot line;
- (e) the required parking must be provided as follows:
  - (i) at least 70% of the required parking must be provided in a building;
  - (ii) the required parking that is not located in a building must be located in an interior yard or rear yard; and
  - (iii) not more than 30% of the required parking may be provided at grade in an interior yard or rear yard. .

**GM18 SUBZONE**

- (18) In the GM18 Subzone:
  - (a) the uses listed under subsections 187(1) and (2) are not permitted and the following uses are permitted:
    - apartment **dwelling**, low rise
    - apartment **dwelling**, mid rise (By-law 2014-292)
    - broadcasting studio**
    - community centre**
    - community health and resource centre**
    - 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**
    - 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**
    - urban agriculture**, *see Part 3, Section 82 (By-law 2017-148)*
  - (b) the following uses are also permitted subject to:
    - (i) they are in the same building or on the same lot as a use or uses listed in subsection 188(18)(a) above; and
    - (ii) the cumulative gross floor area does not exceed the total cumulative gross floor area of the use or uses listed in subsection 188(18)(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, full service**  
**restaurant, take-out**  
retail food store  
**retail store**  
**service and repair shop**  
**stacked dwelling, see Part 5, Section 138 (By-law 2010-307)**  
**theatre**

#### **GM19 SUBZONE**

- (19) In the GM19 Subzone:
- (a) the uses listed under subsection 187(2) are not permitted and the following residential uses only are permitted:
- apartment **dwelling**, low rise  
**retirement home**  
**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)

#### **GM20 SUBZONE**

- (20) In the GM20 Subzone:
- (a) the following uses are also permitted:
- bar**  
**hotel**  
**nightclub**

#### **GM21 SUBZONE**

- (21) In the GM21 Subzone:
- (a) the following residential uses listed under subsection 187(2) are prohibited:
- apartment **dwelling**, mid rise (By-law 2014-292)  
**bed and breakfast**, see *Part 5, Section 121*  
**stacked dwelling**

- (b) the uses listed under subsection 187(1) are not permitted and the following uses are permitted:
- community centre**
  - community health and resource centre**
  - day care**
  - emergency services**
  - home based business**, *see Part 5, Section 127*
  - home based day care, *see Part 5, Section 129*
  - library**
  - medical facility**
  - office**
- (c) the following uses are also permitted provided they are located in a building containing an office or medical facility:
- animal care establishment (By-law 2015-190)
  - animal hospital**
  - bank**
  - bank machine
  - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
  - payday loan establishment** (By-law 2017-302)
  - personal service business**

## GM22 SUBZONE

- (22) In the GM22 Subzone:
- (a) the uses listed under subsections 187(1) and (2) are not permitted and the following uses only are permitted subject to:
- (i) a limit of two restaurants for a cumulative total gross floor area of 930 m<sup>2</sup>;
  - (ii) the farmer's market being limited to a combined maximum gross floor area and outdoor space of 3,720 m<sup>2</sup>; and
  - (iii) bank, payday loan establishment and accessory uses to an automobile dealership being limited to a cumulative total gross floor area of 11,150 m<sup>2</sup>; (By-law 2017-302)
- automobile dealership**
  - automobile rental establishment**
  - automobile service station**
  - bank**
  - bank machine
  - broadcasting studio**
  - car wash**
  - drive-through facility**
  - emergency service**
  - gas bar**
  - medical facility**
  - office**
  - parking garage**
  - parking lot**
  - payday loan establishment** (By-law 2017-302)
  - production studio**
  - research and development centre**
  - restaurant**
  - retail food store, limited to a farmer's market
  - technology industry**
- (b) the subzone provisions are set out in Table 188E below.

**TABLE 188E – GM22 SUBZONE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>                                    | <b>II<br/>PROVISIONS</b>  |
|---|---|
| (a) Minimum lot area  | 1,800 m <sup>2</sup>  |
| (b) Minimum lot width   | 30 m  |
| (c) Minimum front yard and corner side yard setbacks              | 9 m, except in the case of a parking space, which may be located no closer than 6.0 m to any public street (By-law 2012-33)   |
| (d) Minimum interior side yard setbacks                           | 2 m   |
| (e) Minimum rear yard setback                                     | 7.5 m   |
| (f) Minimum yard setback from Highway 417                         | 14 m  |
| (g) Maximum cumulative gross floor area for automobile dealership | 21,135 m <sup>2</sup>   |
| (h) Minimum width of landscaped area                              | No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped  |
| (i) minimum width of landscaped area around a parking lot         | <i>see Section 110 – Landscaping Provisions for Parking Lots</i>  |
| (j) Parking Space Location  | Despite (i) above and Section 110, Table 110(a), each dealership may use up to 25% of its frontage for display of vehicles, which may be located no closer than 1.5 metres to any public street, provided the balance of the frontage is landscaped. (By-law 2012-33) |

**GM23 SUBZONE**

- (23) In the GM23 Subzone:
  - (a) the following uses are also permitted:

**automobile body shop**  
**automobile dealership**  
**automobile rental establishment**  
**automobile service station**  
**broadcasting studio**  
**car wash**  
**gas bar**  
**hotel**  
**heavy equipment and vehicle sales, rental and servicing**  
**kennel**  
**light industrial uses**  
**production studio**  
**storage yard**  
**warehouse**  
**waste processing and transfer facility (non-putrescible)**

- (b) the uses listed in Section 187(2) are prohibited; and
- (c) Section 187(4) does not apply provided that accessory outdoor storage is:
  - i) fully screened from streets and adjacent properties by means of fencing or landscaping; and
  - ii) not located in a front yard or closer to a street than the front wall of a building

#### **GM24 SUBZONE- Major Shopping Centre Subzone**

(24) In the GM24 Subzone:

- (a) The following uses are also permitted:

**amusement centre**  
**amusement park**  
**automobile service station**  
**bar**  
**broadcasting studio**  
**car wash**  
**cinema**  
**gas bar**  
**hotel**  
**nightclub**  
**parking garage**  
**parking lot**  
**production studio**  
 school  
**theatre**

- (b) The cumulative total gross floor area of **medical facility, office, research and development centre** and **technology industry** combined may not exceed 25% of the permitted floor space index.
- (c) A minimum of 50% of the lot width within 6 metres of the front lot line along,
  - (i) Carling Avenue between Woodroffe Avenue and Iroquois Road, and
  - (ii) St.Laurent Boulevard between Coventry Road and Highway 417
- (d) The subzone provisions are set out in Table 188F below. (By-law 2015-293)

**TABLE 188F – GM24 SUBZONE PROVISIONS**

| I<br>ZONING MECHANISMS                       |  | II<br>PROVISIONS      |
|--|--|-----------------------|
| (a) Front yard and corner side yard setbacks |  | No minimum            |
| (b) Minimum interior side yard setbacks      | (i) abutting a residential zone                  | 15 m                  |
|  | (ii) other cases                                 | No minimum            |
| (c) Minimum rear yard setback                | (i) rear lot line abutting a residential zone    | 15 m                  |
|  | (ii) other cases                                 | 3 m                   |
| (d) Maximum building height                  | (i) within 20 m from a residential zone          | 11 m                  |
|  | (ii) in all other cases                          | 25 m                  |
| (e) Minimum gross leasable area              |  | 50,000 m <sup>2</sup> |
| (f) Minimum width of landscaped area         | (i) abutting a residential or institutional zone | 3 m                   |
|  | (ii) all other cases                             | No minimum            |

**GM25 SUBZONE**

(25) In the GM25 Subzone:

- (a) Despite subsection 187(1), the following non-residential uses only are permitted:
- artist studio**
  - bank**
  - bank machine
  - catering establishment**
  - community health and resource centre**
  - convenience store**
  - day care**
  - instructional facility**
  - library**
  - medical facility**
  - municipal service centre**
  - office**
  - payday loan establishment** (By-law 2017-302)
  - personal service business**
  - post office**
  - recreational and athletic facility**
  - full-service restaurant**
  - take-out restaurant**
  - retail food store**
  - retail store**
  - service and repair shop**
  - urban agriculture**, see *part 3, Section 82* (By-law 2017-148)
- (b) The following uses are permitted subject to:
- (i) being prohibited within a heritage overlay;
  - (ii) being prohibited within 50m of Maxwell Bridge Road except where within 75m of March Road

(iii) a drive-through facility only being permitted within 75m of March Road

**drive-through facility  
fast-food restaurant**

(c) The subzone provisions are set out in Table 188G below:

(By-law 2009-162)

**TABLE 188G – GM25 SUBZONE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>  |   | <b>II<br/>PROVISIONS</b>  |
|---|---|---|
| (i) Minimum yard setback from an O1 zone  |   | 3.0m  |
| (ii) Maximum building height for any part of a building within 9m of a lot line abutting a street |   | 11.0  |
| (iii) Maximum floor space index   | 1. for all non-residential uses, except office and bank | 0.3   |
|   | 2. for office and bank                                  | 0.6 less the floor space index utilized by other non-residential uses |
|   | 3. for residential uses                                 | 0.4   |
| (iv) Minimum separation between buildings   | 1. within a heritage overlay                            | 15.0 m  |
|   | 2. other cases  | no minimum  |

(d) All continuous lands within the GM25 zone are considered to be one lot for purposes of administering the zoning by-law.

(By-law 2009-162)

**GM26SUBZONE**

(26) In the GM26 Subzone:

- (a) in addition to the uses listed in subsection 187(1) the following non-residential uses are permitted:
- amusement centre**
  - amusement park**
  - automobile dealership**
  - automobile rental establishment**
  - automobile service station**
  - bar**
  - car wash**
  - cinema**
  - gas bar**
  - hotel**
  - nightclub**
  - parking garage**
  - parking lot**
  - sports arena**
  - theatre**
- (b) the uses listed in subsection 187(2) are not permitted and the following residential uses are permitted subject to 187(2)(a) and;
- (i) no more than 50% of the permitted floor space index may be used;
  - (ii) the residential uses are in a mixed use building; and
  - (iii) residential uses are located above the ground floor:
    - apartment **dwelling**, low rise
    - apartment **dwelling**, mid rise (By-law 2014-292)
    - dwelling unit**
    - planned unit development**, see *Part 5, Section 131*
    - townhouse dwelling**, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)
- (c) all contiguous lands zoned GM26 are considered one lot for zoning purposes;
- (d) building faces must occupy at least 45% of the width of the street frontages along Earl Armstrong Road and Limebank Road within 6.0 metres of the lot lines abutting those streets;
- (e) a minimum of 50% of the area of the ground floor part of the walls facing a public street must consist of openings such as windows and customer entrances;
- (f) despite anything to the contrary in Table 187 the following provisions apply:
- (i) minimum interior side yard abutting a residential zone: 9 metres,
  - (ii) minimum rear yard abutting a residential zone: 9 metres,
  - (iii) minimum width of landscaped area abutting a residential zone: 6 metres. (By-law 2010-34)

#### **GM27SUBZONE - CATHEDRAL HILL**

- (27) In the GM27 Subzone:

- (a) only the following uses are permitted:  
 apartment **dwelling**, mid rise (By-law 2014-292)  
 columbarium  
**dwelling units**  
**library**  
**office**  
 personal service  
**place of assembly**  
**place of worship**  
**restaurant**  
**retail food store**  
**retail store**  
**townhouse dwelling** (By-law 2012-334)
- (b) subsection 187(3) does not apply,
- (c) retail food store, retail store, personal service and restaurant uses are only permitted in shaded areas on Schedule 206,
- (d) dwelling units may take the form of an apartment dwelling, mid rise attached to non-residential buildings and townhouse dwellings attached to non-residential buildings, (By-law 2012-334) (By-law 2014-292)
- (e) despite the definition of library, a library includes a private library and archives,
- (f) minimum yard setbacks are as per Schedule 206,
- (g) maximum building heights are as per Schedule 206,
- (h) all contiguous lands zoned GM27 are considered one lot for zoning purposes.(By-law 2011-186)

**GM28 SUBZONE**

- (28) In the GM28 Subzone:
  - (a) in addition to the uses listed in subsection 187(1) the following non-residential uses are permitted:  
**amusement centre**  
**amusement park**  
**automobile rental establishment**  
**automobile service station**  
**bar**  
**car wash**  
**cinema**  
**gas bar**  
**hotel**  
**nightclub**  
**parking lot**  
**parking garage**  
**theatre**

notwithstanding the list in subsection 187(1) or above the following uses are prohibited within 25 m of:

- (i) the street shown as Area A on Schedule 269, and
- (ii) a street that is an integrated public street and rapid transit network:

**amusement park**  
**automobile service station**  
**car wash**  
**drive-through facility**  
**gas bar**  
**parking lot**  
above grade **parking garage**

- (b) the uses listed in subsection 187(2) are not permitted and the following residential uses are permitted subject to 187(2)(a) and;
- (i) no more than 75% of the permitted floor space index may be used;
  - (ii) the residential uses are in a mixed use building;
  - (iii) residential uses are located above the ground floor;
- apartment **dwelling**, low rise  
apartment **dwelling**, mid rise (By-law 2014-292)  
**dwelling unit**  
**townhouse dwelling** (By-law 2012-334)
- (c) building faces must occupy at least 70% of the entire length of the lot frontage along the street shown as Area A on schedule 269 within 3.0 metres of the lot lines abutting that street,
- (d) on any lot and within 3.0 metres of the lot line abutting the street, building faces must occupy at least 70% of the length of the lot frontage along a street that is an integrated public street and rapid transit network;
- (e) building faces must occupy at least 40% of the length of the lot frontages along other public streets within 6.0 metres of the lot lines, unless there are registered drainage easements;
- (f) a minimum of 75% of the area of the ground floor part of the walls facing the street shown as Area A on schedule 269 and the street that is an integrated public street and rapid transit network must consist of openings such as windows and customer entrances.
- (g) a minimum of 50% of the area of the ground floor part of the walls facing other public streets must consist of openings such as windows and customer entrances;;
- (h) for (f) above a wall will only be considered to be facing a street if it is within 8 metres of the street lot line;
- (i) for (g) above a wall will only be considered to be facing a street if it is within 20 metres of a street lot line;
- (j) parking structures must be at least 6 metres from a residential zone and be no more than 11 metres in height;
- (k) building heights are as per Schedule 269.(By-law 2011-306)

## **GM29 SUBZONE**

- (29) In the GM29 Subzone:
- (a) the uses listed under subsection 187(1) are not permitted and the following non-residential uses only are permitted:

**amusement centre**  
**amusement park**, limited to an indoor entertainment facility  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**automobile service station**  
**bank**  
 bank machine  
**broadcasting studio**  
**catering establishment**  
**community centre**  
**community health and resource centre**  
**convenience store**  
**day care**  
**diplomatic mission**  
**emergency service**  
**home-based business**  
**home-based daycare**  
**instructional facility**  
**library**  
**light industrial uses**  
**medical facility**  
**office**  
**park**  
**parking garage**  
**parking lot**  
**payday loan establishment** (By-law 2017-302)  
**personal brewing facility** (By-law 2019-41)  
**personal service business**  
**place of assembly**  
**post office**  
**production studio**  
**recreational and athletic facility**  
**research and development centre**  
**service and repair shop**  
**technology industry**  
**training centre**  
**urban agriculture** (By-law 2017-148)  
**warehouse**

- (b) the following uses are also permitted subject to:
- (i) the provisions of subsection 199(3) to (5);
  - (ii) the cumulative total gross floor area of these uses not exceeding 2,999 m<sup>2</sup>, and
  - (iii) each use not exceeding 300 square metres of gross floor area;

**restaurant**  
**retail food store**  
**retail store**

- (c) the following uses are also permitted, provided the property has frontage on Heron Road:

**gas bar**  
**car wash**  
**automobile service station**

- (d) the uses listed under subsection 187(2) are not permitted and the following residential uses only are permitted subject to:
- (i) a maximum of three guest bedrooms in a bed and breakfast; and;
  - (ii) a maximum of ten residents permitted in a group home;

(iii) where a planned unit development is permitted on a lot in the subzone, the provisions of Section 131 apply, and the associated subzone provisions 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.

(iv) conversions that alter an existing residential use building to create another listed permitted use in the zone are subject to the provisions of Section 122 – Conversions:

apartment dwelling, low rise

bed and breakfast, see Part 5, Section 121

detached dwelling

diplomatic mission, see Part 3, Section 88

duplex dwelling, see Part 5, Section 138

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

park

planned unit development, see Part 5, Section 131

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

stacked dwelling, see Part 5, Section 138

three-unit dwelling

townhouse dwelling, see Part 5, Section 138

urban agriculture, see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206)

(e) the following maximum building heights apply to residential use, non-residential use and mixed-use buildings:

(i) in any area up to and including 20 metres from a property line abutting a R4 zone: 11 m

(ii) in any area over 20 metres from a property line abutting a R1, R2, R3, R4 residential zone: 22 metres (By-law 2012-91) (By-law 2016-336)

### GM30 SUBZONE

(30) In the GM30 Subzone:

(a) In addition to the uses permitted under subsection 187(1), the following non-residential uses are permitted:

**amusement centre**

**amusement park**

automobile dealership

**automobile service station**

**bar**

**car wash**

**cinema**

**gas bar**

**hotel**

**nightclub**

**theatre**

(b) The uses listed under subsection 187(2) are not permitted and only dwelling units are permitted subject to:

(i) clause 187(2)(a);

(ii) not comprising more than 50 per cent of the permitted floor space index and,

- (iii) being located in a mixed use building above the ground floor.
- (c) Buildings must occupy at least 45 per cent of the width of the street frontage along Limebank Road within 6 metres of the lot line abutting Limebank Road;
- (d) Buildings must occupy at least 20 per cent of the width of the street frontage along Earl Armstrong Road within 6 metres of the lot line;
- (e) A minimum of 25 percent of the total area of the ground floor facades facing the streets must consist of glazing, with at least 7 per cent of the total area being transparent glazing. (By-law 2015-283) (By-law 2015-371)

### **GM31 SUBZONE**

(31) In the GM31 Subzone:

- (a) the following uses are also permitted:

**cinema**  
**hotel**  
**museum**  
**theatre.**

- (b) the following uses are prohibited:

**drive-through facility**  
**townhouse dwelling**  
**stacked dwelling**

- (c) where the building contains more than four storeys but less than 13 storeys, at and above the fourth storey a building must be setback a minimum of an additional 2 metres more than the provided setback from the front and corner side lot lines;
- (d) For buildings over 20 metres in height or that 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;
- (e) 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 uses other than office, medical facility, research and development facility, technology industry or training centre is 3,000 square metres gross floor area;
- (f) the minimum separation distance between portions of a building above four storeys is 23 metres;
- (g) the minimum separation distance between portions of a building above nine storeys is 30 metres;
- (h) where non-residential uses are located on the first storey of a building, 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;
- (i) with the exception of Planned Unit Developments and dwelling units within an apartment, the principal entrance door is required to face the front or corner side lot line
- (j) The minimum building height is two storeys;

- (k) For a Planned Unit Development:
  - (i) the minimum front, 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.
- (l) A maximum of one driveway is permitted for each lot having a frontage of 45 metres or less;
- (m) The minimum driveway width for parking lots and parking garages is 3 metres;
- (n) The maximum driveway width for parking lots and parking garages with less than 20 parking spaces is 3.6 metres;
- (o) The maximum driveway width for parking lots and parking garages with 20 or more parking spaces is 6 metres;
- (p) A driveway may be situated equally or in part between two abutting lots where those lots only contain non-residential or mixed-use buildings;
- (q) Where a lot is abutting Hemlock Road, the façade facing Hemlock Road must include at least one active entrance per occupancy serving each residential or non-residential use occupying any part of the ground floor;
- (r) 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;
- (s) parking is not required for a group home and the minimum number of parking spaces required for a shelter is 1/200 square metres of GFA;
- (t) despite item h) in Table 187, no landscaped area is required abutting a street for buildings with no required front or corner side yard setback; (By-law 2015-369)

**TABLE 188H – GM31 SUBZONE PROVISIONS (By-law 2015-369)**

| <b>I<br/>ZONING MECHANISMS</b>                  |   | <b>II<br/>PROVISIONS</b> |
|---|---|--------------------------|
| (i) Minimum front and corner side yard setbacks | 1. for a building with residential land use at grade  | 5 m                      |
|   | 2. all other cases  | 0 m                      |
| (ii) Maximum setback                            | 1. despite row (i)1. above, for those lots east of Codd's road where they abut Hemlock Road   | 2 m                      |
|   | 2. all other cases  | n/a                      |
| (iii) Minimum interior side yard setback        | 1. a building with residential land use at grade or where the minimum 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                    |
| (iv) Minimum rear yard setback                  | 1. a building with a residential land use at grade or where the rear yard abuts a residential zone  | 7.5 m                    |
|   | 2. where a rear yard abuts a park   | 5 m                      |
|   | 3. where the rear yard abuts a street   | 3 m                      |
|   | 4. all other cases  | No minimum               |
| Maximum floor space index                       |   | No maximum               |

**LC – Local Commercial Zone (Sections 189-190)**

**Purpose of the Zone**

*The purpose of the LC – Local Commercial Zone is to:*

- (1) *allow a variety of small, locally-oriented convenience and service uses as well as residential uses in the **General Urban Areas** and in the Residential Character Areas of the **Central Area** designations of the Official Plan;*
- (2) *restrict the non-residential uses to individual occupancies or in groupings as part of a small plaza that would meet the needs of the surrounding residential areas;*
- (3) *provide an opportunity to accommodate residential or mixed uses development; and*
- (4) *impose development standards that will ensure that the size and scale of development are consistent with that of the surrounding residential area.*

**189. In the LC Zone:**

**Permitted Non-residential Uses**

- (1) The following non-residential uses are permitted subject to:
  - (a) the provisions of Table 189(3), (4) and (5);
  - (b) each separate occupancy not exceeding 900 square metres in gross leasable area; and

- (c) the total area occupied by all the separate occupancies combined not exceeding a gross leasable area of 3,000 square metres;

**animal care establishment**  
**animal hospital**  
**artist studio**  
**bank**  
 bank machine  
 click and collect facility (By-law 2016-289)  
**community health and resource centre**  
**convenience store**  
**day care**  
**drive-through facility** (OMB Order #PL080959 issued March 18, 2010)  
**instructional facility**  
**library**  
**medical facility**  
**municipal service centre**  
**office**  
**personal brewing facility** (By-law 2019-41)  
**personal service business**  
**post office**  
**recreational and athletic facility**  
**restaurant**  
**retail food store**  
**retail store**  
**service and repair shop**  
**urban agriculture**, see Part 3, Section 82 (By-law 2017-148) (By-law 2019-338)

**Permitted Residential Uses**

- (2) The following residential uses are permitted subject to:
- (a) the provisions of subsections 189(3), (4) and (5);
- (b) a maximum of ten guest bedrooms in a bed and breakfast.

apartment **dwelling**, low rise  
**bed and breakfast**, see Part 5, Section 121  
**dwelling** unit  
**group home**, see Part 5, Section 125  
**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) (2008-341)  
**townhouse dwelling**, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

**Zone Provisions**

- (3) The zone provisions are set out in Table 189 below.

**TABLE 189 – LC ZONE PROVISIONS**

| I<br>ZONING MECHANISMS                               | II<br>PROVISIONS |
|--|------------------|
| (a) Minimum lot area                                 | No minimum       |
| (b) Minimum lot width                                | No minimum       |
| (c) Minimum front yard and corner side yard setbacks | 3 m              |

| <b>I<br/>ZONING MECHANISMS</b>                            |   | <b>II<br/>PROVISIONS</b>   |
|---|---|--|
| (d) Minimum interior side yard setbacks                   | (i) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a lot line abutting a residential zone       | 5 m  |
|   | (ii) for a residential use building   | 1.2 m  |
|   | (iii) other cases   | No minimum   |
| (e) Minimum rear yard setbacks                            | (i) abutting a street   | 5 m  |
|   | (ii) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a rear lot line abutting a residential zone | 7.5 m  |
|   | (iii) for a residential use building  | 7.5 m  |
|   | (iv) other cases  | No minimum   |
| (f) Maximum building height                               |   | 12.5 m   |
| (g) Maximum floor space index                             |   | No maximum   |
| (h) Minimum width of landscaped area                      | (i) abutting a street   | 3 m  |
|   | (ii) abutting a residential or institutional zone   | 3 m  |
|   | (iii) other cases   | No minimum   |
| (i) minimum width of landscaped area around a parking lot |   | <i>see Section 110 – Landscaping Provisions for Parking Lots</i> |

- (4) Storage must be completely enclosed within a building.
- (5) In the LC zone in Areas B, X and Y on Schedule 1A, no parking spaces are required for the following uses:
- (a) bank
  - (b) convenience store
  - (c) day care
  - (d) municipal service centre
  - (e) personal service business
  - (f) retail store
  - (g) retail food store
  - (h) service and repair shop (By-law 2016-249)
- (6) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions. (By-law 2016-249)

### **LC Subzones**

**190.** In the LC Zone, the following subzones apply:

### LC1 Subzone

- (1) In the LC1 Subzone:
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:
- animal care establishment
  - artist studio
  - bank
  - bank machine
  - community health and resource centre
  - convenience store
  - day care
  - instructional facility
  - library
  - medical facility
  - personal brewing facility** (By-law 2019-41)
  - personal service business
  - post office
  - restaurant
  - retail food store
  - retail store
  - service and repair shop
  - urban agriculture (By-law 2017-148) (By-law 2019-338)
- (b) the provisions of clause 189(1)(b) do not apply and each single occupancy must not exceed 300 square metres of gross leasable floor area;
- (c) the provisions of clause 189(1)(c) do not apply and the total area occupied by all separate occupancies combined must not exceed a gross leasable area of 1000 square metres;
- (d) Sub-sections 85(3), (4) and (6) do not apply where the total cumulative total gross leasable floor area of all non-residential uses on the lot is less than 100 square metres, and Outdoor Commercial Patio is limited to a maximum of 10 square metres and must be located in the front yard and / or corner side yard; and,
- (e) despite section 101, parking is not required for a non-residential use. (By-law 2015-197)

### LC2 Subzone

- (2) Reserved for Future Use (By-law 2015-197)

### LC3 Subzone

- (3) Reserved for Future Use (By-law 2015-197)

### LC4 Subzone

- (4) Reserved for Future Use (By-law 2015-197)

### LC5 Subzone

- (5) In the LC5 Subzone:
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:
- bank**
  - bank machine
  - community health and resource centre**
  - convenience store**
  - day care**
  - drive-through facility** (OMB Order #PL080959 issued March 18, 2010)
  - instructional facility** (By-law 2017-302)
  - library**
  - medical facility**
  - municipal service centre**
  - office**
  - payday loan establishment** (By-law 2017-302)
  - personal service business**
  - recreational and athletic facility**
  - restaurant, take out**
  - retail food store**
  - retail store**
  - service and repair shop**
  - urban agriculture**, see *Part 3, Section 82* (By-law 2017-148)

### LC6 Subzone

- (6) In the LC6 Subzone:
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted; and
- (b) A community health and resource centre, day care, instructional facility, library, municipal service centre, place of worship and a school: (By-law 2017-302)
- (i) must be in the same lot or in a building containing one of the permitted uses; and
  - (ii) cannot be developed prior to a permitted use:
- community health and resource centre**
  - convenience store**
  - day care**
  - drive through facility**
  - gas bar**
  - library**
  - medical facility**
  - municipal service centre**
  - office**
  - personal service business**
  - place of worship
  - restaurant**
  - retail food store**
  - retail store**
  - school**
  - urban agriculture**, see *Part 3, Section 82* (By-law 2017-148)

## LC7 Subzone

- (7) In the LC7 Subzone
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted:
- artist studio**
  - bank**  
bank machine
  - community health and resource centre**
  - convenience store** (By-law 2009-302)
  - day care**
  - drive through facility**
  - instructional facility** (By-law 2017-302)
  - library**
  - medical facility**
  - municipal service centre**
  - office**
  - payday loan establishment** (By-law 2017-302)
  - personal service business**
  - post office**
  - recreational and athletic facility**
  - restaurant, full service**
  - restaurant, take out**
  - retail food store**
  - retail store**
  - urban agriculture, see Part 3, Section 82** (By-law 2017-148)

## LC8 Subzone (By-law 2013-205)

- (8) In the LC8 Subzone:
- (a) the uses listed under subsection 189(1) are not permitted and only the following non-residential uses are permitted subject to the provisions of subsections 189(4) and (5), and the following provisions:
- (i) The provisions of subsections 189(1)(b) and (c) do not apply and a maximum of two non-residential occupancies are permitted in one stand-alone building per lot with a permitted combined total gross leasable floor area no greater than 500 square metres
  - (ii) The permitted non-residential uses must be located on the ground floor, in the basement of the building, or any combination thereof (By-law 2015-191)
  - (iii) A maximum of two dwelling units are permitted in a mixed-use building
  - (iv) An urban agriculture or park is not subject to the provisions of Table 190(8)(a), however, will be subject to the subzone provisions for a detached dwelling as detailed in Table 190(8)(b) (By-law 2017-148)

**animal care establishment**  
**animal hospital**  
**artist studio**  
**day care**  
**instructional facility**  
**medical facility**  
**office**  
**park**  
**personal service business**  
**production studio**  
**service and repair shop**  
**urban agriculture (By-law 2017-148)**

- (b) The subzone provisions for non-residential uses and mixed use are set out in Table 190(8)(a).

**TABLE 190(8)(a) – LC8 SUBZONE NON-RESIDENTIAL AND MIXED USE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>                            |   | <b>II<br/>PROVISIONS</b>   |
|---|---|--|
| (a) Minimum lot area                                      |   | No minimum   |
| (b) Minimum lot width                                     |   | No minimum   |
| (c) Minimum front yard and corner side yard setbacks      |   | 3 m  |
| (d) Minimum interior side yard setback                    | (i) from that portion of a lot line abutting a residential zone       | 5 m  |
|   | (ii) other cases  | No minimum   |
| (e) Minimum rear yard setback                             | (i) abutting a street   | 5 m  |
|   | (ii) from that portion of a rear lot line abutting a residential zone | 7.5 m  |
|   | (iii) other cases   | No minimum   |
| (f) Minimum width of landscaped area                      | (i) abutting a street   | 3 m  |
|   | (ii) abutting a residential or institutional zone                     | 3 m  |
|   | (iii) other cases   | No minimum   |
| (g) Minimum width of landscaped area around a parking lot |   | <i>See Section 110 – Landscaping Provisions for Parking Lots</i> |

- (c) The residential uses listed under subsection 189(2) are not permitted and only the following residential uses are permitted, subject to the provisions of subsections 189(4) and (5) and the following provisions:
- (i) a maximum of three guest bedrooms in a bed and breakfast;
  - (ii) a maximum of four dwelling units is permitted; (By-law 2017-148)
  - (iii) a maximum of ten residents is permitted in a group home; and
  - (iv) a maximum of ten residents is permitted in a retirement home, converted.

- (v) For a planned unit development, the provisions of Section 131 apply, and the provisions identified in Table 190(8)(b) 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.
- (vi) A group home is subject to the subzone provisions for a detached dwelling.
- (vii) 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.
- (viii) 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.
- (ix) 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.
- (x) Minimum total interior side yard setback for a detached or linked-detached dwelling 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.
- (xi) For front and corner side yard setbacks, 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 building front wall or side wall, or a covered porch or veranda that is at least 2.5m wide.
- (xii) For rear yard and interior side yard setbacks within a planned unit development, the required minimum yard setback for a yard abutting a lot line of an adjacent lot in any zone is 1.2 m for the first 21 m back from the street lot line. In all other circumstances, the required yard setback is 6 m.

**bed and breakfast**  
**detached dwelling**  
**dwelling unit**  
**duplex dwelling**  
**group home**  
**home-based business**  
**home-based day care**  
**linked-detached dwelling**  
**planned unit development**  
**retirement home**  
**retirement home, converted**  
**additional dwelling unit**  
**semi-detached dwelling**  
**three-unit dwelling**  
**townhouse dwelling (By-law 2017-148)**

- (d) The subzone provisions for residential uses are set out in Table 190(8)(b).

**TABLE 190(8)(b) – LC8 SUBZONE RESIDENTIAL PROVISIONS**

| I<br>Principal Dwelling<br>Type | II<br>Minimum | III<br>Minimum | IV<br>Minimum | V<br>Minimum<br>Corner Side | VI<br>Minimum Rear | VII<br>Minimum<br>Interior Side |
|---------------------------------|---------------|----------------|---------------|-----------------------------|--------------------|---------------------------------|
|---------------------------------|---------------|----------------|---------------|-----------------------------|--------------------|---------------------------------|

|                                  | Lot Width (m) | Lot Area (m <sup>2</sup> ) | Front Yard Setback (m) | Yard Setback (m) | Yard Setback (m)                 | Yard Setback (m)                 |
|----------------------------------|---------------|----------------------------|------------------------|------------------|----------------------------------|----------------------------------|
| <b>Planned Unit Development</b>  | 18            | 1,400                      | 3                      | 3                | varies (refer to 190(8)(c)(xii)) | varies (refer to 190(8)(c)(xii)) |
| <b>Three Unit</b>                | 18            | 450                        | 3                      | 3                | 6                                | 1.2                              |
| <b>Duplex</b>                    | 14            | 380                        | 3                      | 3                | 6                                | 1.2                              |
| <b>Detached, Linked-detached</b> | 9             | 240                        | 3                      | 3                | 6                                | varies (refer to 190(8)(c)(x))   |
| <b>Semi-Detached</b>             | 7             | 190                        | 3                      | 3                | 6                                | 0.9                              |
| <b>Townhouse</b>                 | 6             | 150                        | 3                      | 3                | 6                                | 1.2                              |
| <b>Retirement home</b>           | 18            | 540                        | 3                      | 3                | 9                                | 3                                |

## MC – Mixed-Use Centre Zone (Sections 191-192)

### Purpose of the Zone

The purpose of the MC – Mixed-Use Centre Zone is to:

- (1) ensure that the areas designated Mixed-Use Centres in the Official Plan, or a similar designation in a Secondary Plan, accommodate a combination of transit-supportive uses such as offices, secondary and post secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, day care centres, retail uses, entertainment uses, service uses such as restaurants and personal service businesses, and high- and medium-density residential uses; (By-law 2015-293)
- (2) allow the permitted uses in a compact and pedestrian-oriented built form in mixed-use buildings or side by side in separate buildings; and
- (3) impose development standards that ensure medium to high profile development while minimizing its impact on surrounding residential areas.

191. In the MC Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections (2) to (4); and
  - (b) **principal use parking lots** other than rapid-transit network park and ride facilities, being located at least 600 metres from a rapid transit station;

**amusement centre**  
**animal care establishment**  
**animal hospital**  
**apartment dwelling, low rise**  
apartment **dwelling**, mid rise (By-law 2014-292)  
apartment **dwelling**, high rise (By-law 2014-292)  
**artist studio**  
**bank**  
**bank machine**  
**bar**  
**broadcasting studio**  
**cinema**  
click and collect facility (By-law 2016-289)  
**community centre**  
**community health and resource centre**  
**convenience store**  
**court house**  
**day care**  
**diplomatic mission**, *see Part 3, Section 88*  
**drive-through facility**  
**dwelling units**  
**emergency service**  
**group home**, *see Part 5, Section 125*  
**home-based business**, *see Part 5, Section 127*  
home-based day care, *see Part 5, Section 129*  
**hospital**  
**hotel**  
**instructional facility**  
**library**  
**medical facility**  
**municipal service centre**  
**museum**  
**nightclub**  
**office**  
**parking garage**  
**parking lot**  
**payday loan establishment** (By-law 2017-302)  
**personal brewing facility** (By-law 2019-41)  
**personal service business**  
**place of assembly**  
place of worship  
**planned unit development**, *see Part 5, Section 131*  
post office  
**post-secondary educational institution**  
**production studio**  
**recreational or athletic facility**  
**research and development centre**  
**residential care facility**  
**restaurant**  
retail food store  
**retail store**  
**retirement home**  
**retirement home, converted**, *see Part 5, Section 122*  
**rooming house**,  
school  
**service and repair shop**  
**shelter**, *see Part 5, Section 134*  
**sports arena**  
**stacked dwelling**, *see Part 5, Section 138* (By-law 2010-307)  
**storefront industry**, *see Part 3, Section 99* (By-law 2018-171)  
**technology industry**

**theatre**  
**townhouse dwelling** , see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)  
**training centre**  
**urban agriculture**, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)

**Zone Provisions**

(2) The zone provisions are set out in Table 191 below.

**TABLE 191 - MC ZONE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>                      |   | <b>II<br/>PROVISIONS</b>                             |
|---|---|--|
| (a) Minimum lot area                                |   | No minimum   |
| (b) Minimum lot width                               |   | No minimum   |
| (c) Minimum front yard and corner side yard setback | (i) abutting a lot in a residential zone  | 3 m  |
|   | (ii) abutting the rapid transit corridor  | 2 m  |
|   | (iii) other cases   | No minimum   |
| (d) Minimum interior side yard setback              | (i) abutting a lot in a residential zone  | 3 m  |
|   | (ii) abutting the rapid transit corridor  | 2 m  |
|   | (iii) other cases   | No minimum   |
| (e) Minimum rear yard setback                       | (i) rear lot line abutting a lot in a residential zone  | 6 m  |
|   | (ii) abutting the rapid transit corridor  | 2 m  |
|   | (iii) other cases   | No minimum   |
| (f) Maximum floor space index                       |   | No maximum; unless otherwise shown on the zoning map |
| (g) Minimum building height                         | (i) for all uses within 400 metres of a rapid transit station, other than a gas bar where it is permitted by an exception                             | 6.7 m  |
|   | (ii) other cases  | No minimum   |
| (h) Maximum building heights                        | (i) in any area up to and including 20 metres from a property line abutting a R1, R2, R3 or R4 zone (By-law 2011-124)                                 | 11 m   |
|   | (ii) in any area over 20 metres and up to and including 30 metres from a property line abutting a R1, R2, R3 or R4 residential zone (By-law 2011-124) | 20 m   |

|                                      |                          |  |
|--------------------------------------|--------------------------|--|
|                                      | (iii) in all other cases | No maximum, or as shown by the suffix "H", on a zoning map, or specified in a subzone or exception where applicable  |
| (i) Minimum width of landscaped area |                          | 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 |

- (3) Storage must be completely enclosed within a building.
- (4) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, and Part 4 – Parking, Queuing and Loading Provisions.
- (5) (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)

**MC SUBZONES**

192. In the MC Zone, the following subzones apply:

**MC1 SUBZONE** (By-law 2022-103)

**TABLE 192A - MC1 SUBZONE PROVISIONS**

| <b>I<br/>MECHANISMS</b>        | <b>II<br/>PROVISIONS</b>  |
|--------------------------------|---|
| (i) Location of buildings      | All buildings situated above ground level must be located within the areas which are not shaded on Schedule 169. Motor vehicle ramps and mechanical venting equipment may be located within the most westerly shaded area shown on Schedule 169, and mechanical venting equipment may be located within the most easterly shaded area shown on Schedule 169.                                  |
| (ii) Maximum building height   | As shown on Schedule 169  |
| (iii) Maximum gross floor area | 1. Townhouse dwelling, group home, high-rise apartment building, low-rise apartment building, residential care facility, retirement home, rooming house and shelter: (By-law 2012-334)<br>(a). Area A on Schedule 170: 11 612 m <sup>2</sup><br>(b). Area B on Schedule 170: 47 564 m <sup>2</sup><br>2. Other uses:<br>maximum: 109,157 m <sup>2</sup><br>Total uses: 120,770 m <sup>2</sup> |
| (iv) Minimum landscaped areas  | 4,885 m <sup>2</sup>  |

**MC2 SUBZONE**

- (2) In the MC2 Subzone:
- (a) 50% of the ground floor of a residential use building must be occupied by a non-residential use;
  - (b) despite the provisions of section 191(2), the following provisions apply:
    - (i) minimum front yard, corner side yard, interior side yard and rear yard setbacks: no minimum;
    - (ii) maximum front yard, corner side yard and rear yard setbacks: 3.5 metres;
    - (iii) minimum front yard and corner side yard setbacks for surfaced parking: 10 metres;
    - (iv) floor space index: minimum: 0.75, maximum: 2.0;
    - (v) minimum building separation on a lot:
      - 1. between main buildings:
        - (a) between facing walls, both of which contain room windows: 12 metres,
        - (b) between facing walls, one of which contains room windows: 6.5 metres,
        - (c) between facing walls, neither of which contain room windows: 3.5 metres;
      - 2. between a main building and a parking garage:
        - (a) where the main building contains room windows: 6.0 metres,
        - (b) where the main building contains no room windows: 3.5 metres;
      - 3. between a main building and an accessory building: 3.5 metres;
      - 4. minimum main building setback from an approach:
        - (a) between an approach and a building wall that contains room windows: 3 metres;
  - (c) for accessory buildings, Section 55 does not apply and the following provisions apply:
    - 1. minimum rear yard and interior side yard setback: 1.5 metres,
    - 2. maximum building height: 4 metres;
  - (d) townhouse dwellings are prohibited. (By-law 2012-334)

### **MC3 SUBZONE**

- (3) In the MC3 Subzone:
- (a) the provisions of subsection 191(2)(h) do not apply and the following maximum building heights apply:
    - (i) within 90 metres from Katimavik Road: 18.2 metres; and
    - (ii) in all other cases: 30.7 metres.
  - (b) the following landscaped strip provisions apply:
    - (i) minimum width along a lot line abutting a residential zone or separated from a residential zone by a street: 9 metres,
    - (ii) minimum width between a parking lot of 4 or more spaces and:
      - 1. a street or an adjacent lot: 4.5 m,

- 2. a residential zone: 9 m;
- (iii) minimum width along a lot line abutting Katamavik Road: 10.5 m;
- (iv) minimum width between a main building wall and an unenclosed parking lot: 2.4 m;
- (c) minimum landscaped open space: 20% of the lot, except where two or more lots are intended to be developed together or two or more lots are considered as a unit for planning purposes, then the total required open space can be allocated between the lots, provided that:
  - (i) total amount of landscaped open space provided is a minimum of 20% coverage of all the affected lands,
  - (ii) an agreement regarding this shared allocation is entered into between the owner(s) of the affected lands and the City and registered on title;
- (d) yard provisions:
  - (i) minimum front and corner side yard setbacks:
    - 1. 6 metres from the lot line to the main wall of the first storey of the building, exclusive of columns or posts used to support upper floors;
    - 2. 3 metres from the lot line to the main wall of any higher floor of the building, except where the building height exceeds 15.2 m, the minimum yard setback is equal to ½ the height of the building
  - (ii) no part of any minimum required yard shall be used for storage. Parking or loading of any motor vehicle except that accesses or emergency fire lanes are permitted to cross a minimum yard perpendicularly, but are not permitted to run along the length of a minimum yard;
  - (iii) except as permitted in 192(3)(d) (i) no building projection may encroach upon a minimum required yard except that sills, belt courses, cornices, pilasters, eaves, canopies, window bays, and awnings are permitted to project a maximum of 0.9 metres into a minimum required yard and that pedestrian concourses elevated above the first storey of any building are permitted to project completely into any required yard provided that the concourse is established as a link between adjacent buildings;
  - (iv) no building, including any projection, may encroach beyond the lot line except for pedestrian concourses acting as links between adjacent buildings and elevated above the first storey;
  - (v) minimum lot area: 929 m<sup>2</sup>;
  - (vi) minimum lot width: 15.2 m;
  - (vii) maximum lot coverage provisions:
    - 1. mixed use and non-residential uses: 60%, and 80% if covered, enclosed or multi-storey parking structures are provided;
    - 2. - residential use buildings: 40%, and 60% if covered, enclosed or multi-storey parking structures are provided;
- (e) accessory building provisions:
  - (i) maximum permitted size: 9.3 m<sup>2</sup>;
  - (ii) maximum permitted height: 3.7 m;
  - (iii) maximum site coverage: 5% minimum yard setbacks as set out in 192(3)(d).

**MC4 SUBZONE** (By-law 2022-103)

## MC5 SUBZONE

- (5) In the MC5 Subzone:
- (a) each retail food store and **retail store** is limited to a gross leasable area of 500 square metres;
  - (b) despite the provisions of section 191(2), the following provisions apply:
    - (i) minimum front yard, corner side yard, interior side yard and rear yard setbacks: no minimum, except where the building wall contains room windows, the minimum rear yard adjacent to the windows must be 6 metres and the minimum interior side yard setback adjacent to the windows must be 3.5 metres;
    - (ii) maximum front yard and corner side yard setbacks: 3.5 metres;
    - (iii) minimum front yard and corner side yard setbacks for surfaced parking: 10 metres;
    - (iv) floor space index: minimum: 0.75; maximum: 2.0, the non residential component of the floor space index must be a minimum of 0.75;
    - (v) main building may be oriented to a front or corner side yard.
    - (vi) minimum building separation on a lot:
      - 1. between main buildings:
        - (a) between facing walls, both of which contain room windows: 12 metres,
        - (b) between facing walls, one of which contains room windows: 6.5 metres,
        - (c) between facing walls, neither of which contain room windows: 3.5 metres;
      - 2. between a main building and a parking garage:
        - (a) where the main building contains room windows: 6.5 metres,
        - (b) where the main building contains no room windows: 3.5 metres;
      - 3. between a main building and an accessory building: 3.5 metres;
      - 4. minimum main building setback from an approach;
      - 5. between an approach and a building wall that contains room windows to a residential use: 3 metres;
  - (c) for accessory buildings, Section 55 does not apply and the following provisions apply:
    - 1. minimum rear yard and interior side yard setback: 1.5 metres,
    - 2. maximum building height: 4 metres;
  - (d) townhouse dwellings are prohibited. (By-law 2012-334)

## MC6 SUBZONE

- (6) In the MC6 Subzone:
- (a) the following uses only are permitted:

animal care establishment (By-law 2015-190)  
**animal hospital**  
 apartment **dwelling**, low rise  
 apartment **dwelling**, mid rise (By-law 2014-292)  
 apartment **dwelling**, high rise (By-law 2014-292)  
**bank**  
 bank machine  
**broadcasting studio**  
**club**  
**day care**  
**diplomatic mission**, see *Part 3, Section 88*  
**drive-through facility** (OMB Order #PL080959 issued March 18, 2010)  
**dwelling unit**  
**group home**, see *Part 5, Section 125*  
**home-based business**, see *Part 5, Section 127*  
 home-based day care, see *Part 5, Section 129*  
**instructional facility**  
**medical facility**  
**office**  
**payday loan establishment** (By-law 2017-302)  
**planned unit development**, see *Part 5, Section 131*  
**production studio**  
**research and development centre**  
**residential care facility**  
**retirement home**  
**retirement home, converted**, see *Part 5, Section 122*  
**rooming house**  
**shelter**, see *Part 5, Section 134*  
**stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)  
**technology industry**  
**townhouse dwelling**, see *Part 5, Section 138* (By-law 2012-334) (By-law 2010-307)  
 (By-law 2018-206)

## MC7 SUBZONE

- (7) In the MC7 Subzone:
- (a) the following additional uses are permitted:
- automobile body shop**  
**catering establishment**  
 garden nursery  
**heavy equipment and vehicles sales, rental and servicing**  
**kennel**, see *Part 3, Section 85*  
**light industrial uses**  
**printing plant**  
**storage yard**  
 truck terminal  
 warehouse
- (b) **medical facility** and **office** must not exceed a cumulative total of 8,800 square metres of gross leasable area within the MC7 subzone;
- (c) the total gross leasable area must not exceed 35,000 square metres within the MC7subzone;
- (d) parking must be provided at a rate of at least 5 parking spaces for every 100 square metres of gross leasable area;
- (e) surface parking is limited to the minimum required parking plus 15%;
- (f) parking provided above the maximum established for surface parking must be provided below ground or in a parking garage; and

- (g) if a parking garage is provided, the ground floor around the perimeter of the of parking garage must be occupied by any of the following uses:

**bank**

bank machine

**personal service business**

post office

**restaurant**

**retail store**

**retail food store(Subject to By-law 2023-342)**

**MC8 SUBZONE**

- (8) In the MC8 Subzone:

- (a) no building may be located within the area shown shaded on Schedule 339;
- (b) The cumulative total gross floor area measured in square metres of all uses except apartment dwelling low-rise, apartment dwelling mid-high rise, artist studio, bank machine, community centre, day care, diplomatic mission, hotel, instructional facility, library, museum, park, personal service business, recreational and athletic facility, service and repair shop, restaurant, fast-food, restaurant, full-service, restaurant, take-out, retail store, group home, townhouse dwelling, and utility installation may not exceed the amount arrived at by multiplying the lot area by 2 and then subtracting the sum of 18,580 plus the product of the lot area multiplied by 0.1;
- (c) At least 80% of the cumulative total gross floor area used for the following permitted uses must be on the ground floor within the area shown hatched on Schedule 340:
- artist studio  
bank machine  
bank  
payday loan establishment (By-law 2017-302)  
personal service business  
service and repair shop  
restaurant, fast food  
restaurant, full-service  
restaurant, take-out  
retail food store  
retail store
- (d) The maximum permitted cumulative gross floor area for all uses within Area 'A' on Schedule 341 may not exceed 81,600 square metres.
- (e) parking must be provided for offices as follows:
- (i) where the cumulative total gross floor area of the offices is less than the lot area, parking must be provided at the rate of one space per 47.5 square metres of gross floor area
- (ii) where the cumulative total gross floor area of the offices is between 1.0 times the lot area and 1.5 times the lot area, parking must be provided at the rate of one space per 70 square metres of gross floor area, and
- (iii) where the cumulative total gross floor area of the offices is more than 1.5 times the lot area, parking must be provided at the rate of one space per 95 square metres of gross floor area (By-law 2015-190)
- (f) a cumulative total of at least 5% of the total gross floor area must be used for one or more of the following uses:

apartment dwelling, low rise  
apartment **dwelling**, mid rise (By-law 2014-292)  
apartment **dwelling**, high rise (By-law 2014-292)  
diplomatic mission, see Part 3, Section 88  
dwelling unit  
group home, see Part 5, Section 125  
shelter, see Part 5, Section 134  
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)

- (g) the following uses may not occupy a total gross floor area of more than 9,290 square meters:

artist studio  
community centre  
day care  
hotel  
instructional facility  
library  
museum  
park  
recreational or athletic facility  
restaurant  
service and repair shop

- (h) the following uses must not occupy a total gross floor area of more than 9,290 square metres:

bank  
bank machine  
personal service business  
retail food store  
retail store

- (i) the total gross floor area of the medical facility, office, post office, research and development centre, and technology industry uses may only exceed 40% of the total permitted gross floor area if at least 2,300 square metres of the gross floor area is used by one or more of the following uses:

**bank**  
**bank machine**  
**personal service business**  
**retail food store**  
**retail store**  
**restaurant**

- (j) parking provided for the office, research and development centre, post office and technology industry uses may be used to satisfy the parking requirements for the following uses:

**artist studio**  
**bank**  
**bank machine**  
**instructional facility**  
**museum**  
**personal service business**  
**recreational or athletic facility**  
**restaurant**  
**retail food store**  
**retail store**  
**service and repair shop**

- (k) at least 85% of all the required parking must be located in a building if the total gross floor area of office, research and development centre, post office and technology industry uses exceeds 1.5 times the lot area;
- (l) all lands within the MC8 subzone are considered one lot for zoning purposes; (By-law 2015-190)
- (m) no building may exceed the maximum heights shown on Schedule 135;
- (n) the following apply at such time as the symbol h<sup>1</sup> is removed by City Council by amendment to this by-law:
  - (i) the following uses are permitted if they occupy a cumulative total gross floor area of less than 2,790 square metres:
    - artist studio
    - bank
    - bank machine
    - instructional facility
    - parking garage
    - parking lot
    - payday loan establishment (By-law 2017-302)
    - personal service business
    - restaurant, full service
    - restaurant, take-out
    - retail store, except for a department store, furniture store or appliance store having a gross floor area greater than 1,400 square metres
    - service and repair shop
  - (ii) the following uses are permitted if they occupy a cumulative total gross floor area of less than 2,790 square metres:
    - hotel
    - medical facility
    - museum
    - office
    - post office
    - recreational or athletic facility
    - research and development centre
    - restaurant, fast food
    - technology industry
  - (iii) the following uses are permitted if a cumulative total of less than 30 dwelling units are provided:
    - apartment dwelling, low rise
    - apartment **dwelling**, mid rise (By-law 2014-292)
    - apartment **dwelling**, high rise (By-law 2014-292)
    - diplomatic mission, see Part 3, Section 82
    - dwelling unit
    - group home, see Part 5, Section 125
    - home-based business, see Part 5, Section 127
    - home-based day care, see Part 5, Section 129
    - 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)
- (o) the following apply at such time as the symbol h<sup>2</sup> is removed by City Council by amendment to this by-law:
  - (i) the following uses may be provided if they occupy a cumulative total gross floor area of 2,790 square metres or more:

artist studio  
bank machine  
instructional facility  
parking garage  
parking lot  
personal service business  
restaurant, full service  
restaurant, take-out  
retail store, except for a department store furniture store or appliance store  
having a gross floor area greater than 1,400 square metres  
service and repair shop

- (p) the following apply at such time as the symbol h<sup>3</sup> is removed by City Council by amendment to this by-law:
- (i) the following uses may be provided if they occupy a cumulative total gross floor area of 2,790 square metres or more:
- bank  
hotel  
medical facility  
museum  
office  
post office  
recreational or athletic facility  
research and development centre  
restaurant, fast food  
technology industry
- (ii) the following uses are permitted is a cumulative total of 30 dwelling units or more are provided:
- apartment dwelling, low rise  
apartment **dwelling**, mid rise (By-law 2014-292)  
apartment **dwelling**, high rise (By-law 2014-292)  
diplomatic mission, see Part 3, Section 88  
dwelling unit  
group home, see Part 5, Section 125  
home-based business, see Part 5, Section 127  
home-based day care, see Part 5, Section 129  
shelter, see Part 5, Section 134  
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 2015-190)

#### **MC9 SUBZONE**

- (9) In the MC9 Subzone:
- (a) the provisions of subsection 33(1) do not apply and all lands are considered as one lot for zoning purposes;

- (b) the following uses must be located within 200 metres from the rapid transit station:
- apartment dwelling, low-rise**
  - apartment **dwelling**, mid rise (By-law 2014-292)
  - apartment **dwelling**, high rise (By-law 2014-292)
  - diplomatic mission**, see Part 3, Section 88
  - dwelling unit**
  - group home**, see Part 5, Section 125
  - planned unit development**, see Part 5, Section 121
  - retirement home, converted**
  - retirement home** see Part 5, Section 122
  - rooming house**
  - shelter**, see Part 5, Section 134
  - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)
  - office** (By-law 2018-206)
- (c) the uses listed in Section 191(1) are permitted, with the exception of townhouse dwellings and the uses in 192(9) (b) above, if located within a shopping centre or the ground floor of a residential or an office building; (By-law 2012-334)
- (d) no individual uses may exceed a total gross leasable floor area of 5,000 square metres; (By-law 2011-124)
- (e) the provision of subsection 192(9)(d) above does not apply to the following uses:
- apartment **dwelling**, low rise
  - apartment **dwelling**, mid rise (By-law 2014-292)
  - apartment **dwelling**, high rise (By-law 2014-292)
  - cinema**
  - community centre**
  - community health and resource centre**
  - court house**
  - day care**
  - emergency service**
  - group home**, see *Part 5, Section 125*
  - hospital**
  - library**
  - municipal service centre**
  - museum**
  - park**
  - place of worship
  - planned unit development**, see *Part 5, Section 131*
  - post-secondary educational facility**
  - residential care facility**
  - retail store**, limited to a department store
  - retirement home**
  - retirement home, converted**, see *Part 5, Section 122*
  - rooming house**
  - school
  - shelter**, see *Part 5, Section 134*
  - sports arena**
  - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)
  - theatre**
  - urban agriculture**, see *Part 3, Section 82* (By-law 2017-148) (By-law 2018-206)
- (f) all individual uses of 2,000 square metres of gross leasable floor area or more must not amount to a total gross leasable floor area of more than 50% of the permitted total gross leasable floor area; the provisions do not apply to the following uses:
- cinema, hotel, park, parking garage, parking lot, and retail store** limited to a department store;
- (g) all **retail stores** and service uses of 500 square metres of gross leasable floor area or less must amount to a total gross leasable floor area of at least 25% of the permitted total gross leasable floor area;

- (h) the provisions of subsections 191(2) (c) to (e) and (h) do not apply and the following provisions apply:
  - (i) minimum lot coverage: with surface parking: 60%; with parking structure above or below grade: 80%;
  - (ii) minimum front yard, corner side yard, interior yard and rear yard setbacks: 6 metres;
  - (iii) maximum separation distance between buildings located on the same side of a pedestrian pathway or a vehicular roadway is 8.5 metres;
  - (iv) maximum building heights: within 3 metres of Earl Grey Drive and Lord Byng Way: 11 metres; in all other cases: 34 metres; and
  - (v) a **shopping centre** must have a minimum of 35,000m<sup>2</sup> and a minimum site area of 10 hectares, but may be composed of more than one lot and may be constructed in phases, subject to the provisions of this By-law.

**MC10 SUBZONE**

- (10) In the MC10 Subzone:
  - (a) the following uses are only permitted on the ground floor closest to the level of the finished grade of Castlefrank Road of a building containing a **broadcasting studio**, an **office** use, a **production studio**, a **research and development centre**, a residential use or a **technology industry**, and that each individual use do not exceed 200 square metres in gross leasable floor area:
    - animal care establishment**
    - bar**
    - convenience store**
    - instructional facility**
    - personal brewing facility** (By-law 2019-41)
    - personal service business**
    - post office
    - restaurant, fast food**
    - restaurant, full service**
    - retail food store
    - retail store**
    - service and repair shop**
  - (b) the provisions of subsection 192(10)(a) above do not apply to a **retail store** or a **service and repair shop** which is related to and operated by the primary occupant of the building in which it is located and they may exceed a gross leasable floor area of 200 square metres provided they are located on the floor closest to the level of the finished grade of Kanata Avenue of a building containing primarily office uses.
  - (c) the provisions of subsections 191(2)(a), (c) to (e) and (h) do not apply and the following provisions apply:
    - (i) no minimum lot area;
    - (ii) no minimum front yard, corner side yard, interior side yard and rear yard setbacks;
    - (iii) maximum building heights for the main buildings: within 3 metres of Kanata Avenue : 11 metres; in all other cases: 34 metres;
    - (iv) maximum building height for a parking garage: 12 metres;
    - (v) for surface parking:
      1. minimum front yard setback : 3 metres from Kanata Avenue,
      2. minimum corner side yard setback: 10 metres;

- (vi) minimum building separation on a lot:
  - 1. between main buildings;
    - (a) between facing walls, both of which contain room windows: 12 metres,
    - (b) between facing walls, one of which contains room windows: 6.5 metres,
    - (c) between facing walls, neither of which contain room windows: 3.5 metres;
  - 2. between a main building and a parking garage:
    - (a) where the main building contains room windows: 6.5 metres,
    - (b) where the main building contains no room windows: 3.5 metres,
    - (c) between a main building and an accessory building: 3.5 metres;
  - 3. between an approach and a building wall that contains room windows to a residential use: 3 metres.
- (d) for accessory buildings, Section 55 does not apply and the following provisions apply:
  - 1. minimum rear yard and interior side yard setback: 1.5 metres,
  - 2. maximum building height: 4 metres;
- (e) townhouse dwellings are prohibited, (By-law 2012-334)
- (f) a pedestrian way is permitted between Kanata Avenue and the adjacent MC9 H(34) zone, and this pedestrian way may be enclosed provided it is physically connected to a permitted building in the MC10 H(34) zone. Despite Section 192 (10) (a), the uses listed in Section 192 (10) (a), are permitted on the same level as the pedestrian way, provided their principal access is from the pedestrian way.

**MC11 SUBZONE**

- (11) In the MC11 Subzone:
  - (a) the following uses are permitted subject to:
    - (i) being located within 200 metres from a rapid transit station;
      - apartment **dwelling**, low rise
      - apartment **dwelling**, mid rise (By-law 2014-292)
      - apartment **dwelling**, high rise (By-law 2014-292)
      - group home**, see *Part 5, Section 125*
      - retirement home**
      - retirement home, converted**, see *Part 5, Section 122*
      - rooming house**
      - stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307) (By-law 2018-206)

**MC12 SUBZONE- Scott/ Wellington Subzone**

- (12) In the MC12 Subzone:
  - (a) The following uses are prohibited:
    - amusement centre**
    - bar**
    - nightclub**
    - parking garage**
    - parking lot**
    - shelter**

**sports arena**  
**townhouse dwelling (By-law 2012-334)**

**MC13 SUBZONE**

- (13) (Reserved for future use) (By-law 2012-33)

**MC14 SUBZONE- Orleans Town Centre Subzone**

- (14) In the MC14 Subzone:
- (a) For the purposes of calculating required parking, a theatre lobby is not considered to constitute gross floor area.
  - (b) The following parking space rates apply:
    - (i) artist studio- 2.7 spaces per 100m2 of gross floor area
    - (ii) office- 2.3 spaces per 100m2 of gross floor area
    - (iii) place of assembly- 1 space for every 4 persons to be accommodated according to maximum permitted capacity
    - (iv) recreational and athletic facility- 1 space for every 4 persons to be accommodated according to maximum permitted capacity
    - (v) residential care facility- 1 space for each 6 persons that can be accommodated at capacity plus 1.0 space per each 4 employees
  - (c) Parking spaces required or provided in the MC14 Subzone may be available for parking purposes to any land use located within the MC14 Subzone.
  - (d) Parking spaces may be located in a front yard or corner side yard.
  - (e) Section 110 (Landscaping Provisions for Parking Lots) and Section 113 (Loading Space Rates and Provisions) do not apply.
  - (f) Parking spaces may be shared between uses in the MC14 Subzone, and the cumulative total of parking spaces required for those uses may be reduced from that required in Section 101 to the amount calculated using the tables below.
    - (i) The number of required parking spaces is the maximum of the parking required for the time periods shown on Table 192B.
    - (ii) The number of required parking spaces for each time period on Table 192B is the sum for a time period of the listed percentage of normal parking requirements for the types of uses comprising the development.
  - (g) Additional permitted use: park (By-law 2008-326)

**TABLE 192B – SHARED PARKING AS PERCENTAGE OF REQUIRED PARKING DURING REPRESENTATIVE TIME PERIODS**

| I<br>Land Use   | II<br>A.M. | III<br>NOON | IV<br>P.M. | V<br>EVENING |
|---|------------|-------------|------------|--------------|
| <b>Weekday Period/ Percentage of Required Parking</b> |            |             |            |              |
| (a) Office  | 100        | 90          | 95         | 10           |
| (b) Retail Store, Bank and Personal Service Business  | 50         | 75          | 75         | 65           |
| (c) Restaurant  | 20         | 50          | 50         | 100          |
| (d) Place of Assembly                                 | 60         | 60          | 60         | 75           |

| I<br>Land Use   | II<br>A.M. | III<br>NOON | IV<br>P.M. | V<br>EVENING |
|---|------------|-------------|------------|--------------|
| <b>Weekday Period/ Percentage of Required Parking</b> |            |             |            |              |
| (e) Cinema  | 0          | 0           | 0          | 100          |
| (f) Hotel   | 100        | 30          | 40         | 100          |
| (g) Residential Use-Building                          | 85         | 60          | 60         | 100          |
| <b>Weekend Period/ Percentage of Required Parking</b> |            |             |            |              |
| (h) Office  | 15         | 20          | 10         | 5            |
| (i) Retail Store, Bank and Personal Service Business  | 50         | 85          | 100        | 60           |
| (j) Restaurant  | 10         | 45          | 45         | 100          |
| (k) Place of Assembly                                 | 60         | 70          | 70         | 100          |
| (l) Cinema  | 0          | 0           | 70         | 100          |
| (m) Hotel   | 90         | 30          | 40         | 100          |
| (n) Residential Use-Building                          | 100        | 70          | 70         | 100          |

**MC15 SUBZONE-**

(15) In the MC15 subzone:

(a) The following non-residential uses only are permitted:

artist studio  
broadcasting studio  
community centre  
community health and resource centre  
court house  
day care  
diplomatic mission, *see Part 3, Section 88*  
instructional facility  
library  
medical facility  
municipal service centre  
museum  
office  
park  
post-secondary educational institution  
production studio  
research and development centre  
residential care facility (By-law 2012-349)  
school  
technology industry  
training centre  
urban agriculture, *see Part 3, Section 82 (By-law 2017-148)*

(b) The following non-residential uses are permitted:

- (i) subject to them being limited to locations below the fifth storey of a building where the floor space index is equal to or greater than 0.75 for uses listed in clauses 192(15)(a) and (c); (By-law 2013-86)
- (ii) provided the maximum size of each **retail store** and **retail food store** is 500m<sup>2</sup> of gross floor area;
- (iii) subject to the following provisions for a **parking garage**:
  1. a parking garage may be located on any floor, but where located on the ground floor of a building, that part of the ground floor of the building measuring 80% of the length of the wall facing a public street and for a depth of 10 metres must be occupied by other uses listed under clauses 192(15)(a), (b), or (c); (By-law 2013-54) (By-law 2013-86)
  2. a **parking garage**, where located above grade, shall be set back a minimum of 10 metres from a lot line abutting a street;
  3. A **parking garage** may be located on any floor.

amusement centre  
 animal care establishment  
 animal hospital  
 bank  
 bank machine  
 bar  
 cinema  
 convenience store  
 nightclub  
 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  
 recreational and athletic facility  
 restaurant  
 retail food store  
 service and repair shop  
 theatre

- (c) The following residential uses only are permitted subject to:
  - (i) The floor space index being equal to or greater than 1.5 for the non-residential uses listed in clause 192(15)(a);
  - (ii) A **stacked dwelling** being restricted to a maximum of 50% of the total dwelling units

apartment dwelling, low rise  
 apartment **dwelling**, mid rise (By-law 2014-292)  
 apartment **dwelling**, high rise (By-law 2014-292)  
 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*  
 planned unit development, *see Part 5, Section 131*  
 retirement home  
 retirement home, converted, *see Part 5, Section 122*  
 rooming house  
 shelter, *see Part 5, Section 134I*  
 stacked dwelling (By-law 2012-349) (By-law 2018-206)

(d) The subzone provisions are set out in Table 192C below.

**Table 192C- MC15 SUBZONE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>  |  | <b>II<br/>PROVISIONS</b>            |
|---|--|-------------------------------------|
| (i) Maximum setback from a building wall to a lot line abutting a street for the entire length of the building wall nearest a lot line abutting a street for:                 | 1. a parking garage  | No maximum                          |
|   | 2. all other buildings   | 4.5 metres                          |
| (ii) Minimum floor space index of uses listed in clause 192(15)(a) or (c)   |  | 0.75                                |
| (iii) Minimum building height   |  | 6.7 metres                          |
| (iv) Minimum building separation, on same lot or abutting lots, between portions of a building wall and   | 1. portions of another building wall greater than 15m in height  | 12.0 metres                         |
|   | 2. portions of another building wall equal to or less than 15m in height where one or both buildings contain dwelling units or rooming units | 3.0 metres                          |
|   | 3. an underground parking garage   | 0 metres                            |
|   | 4. a driveway or aisle if building contains dwelling units or rooming units  | 3.0 metres                          |
| (v) Maximum gross floor area of any storey above 15m in height  |  | 2500 square metres (By-law 2013-86) |
| (vi) Minimum landscaped area on a lot with at least 10 dwelling or rooming units  |  | 30% of the lot area                 |
| (vii) Required parking for any non-residential use listed in subclause 192(15)(b), excluding restaurant, where the gross floor area of the use is less than 150 square metres |  | None required                       |

- (e) Driveways and aisles leading to parking spaces, and required parking spaces may be located on an abutting lot in the MC15 zone, provided the parking spaces are not required parking spaces on the abutting lot
- (f) Despite subsection 111(11), 100% of bicycle parking may be vertical spaces.
- (g) All non-residential uses located on the ground floor must have separate and direct access from a public street.
- (h) 50% of the length of any ground floor wall facing a public street must consist of windows and/or entrances.
- (i) In Areas A, B, C, D, and E on Schedule 246
  - (i) subclause 192(15)(c)(i) does not apply;
  - (ii) Despite Table 101, the minimum parking requirement for an apartment dwelling, mid-high rise; apartment dwelling, mid-rise; apartment dwelling, high-rise; or apartment dwelling, low-rise is 0.9 spaces per dwelling unit. (By-law 2016-249)
  - (iii) Despite Schedule 1A, the minimum visitor parking space requirements are as per Table 102, Column II.(By-law 2016-249)
  - (iv) Total required parking for non-residential uses and visitor parking shall be the greater of required:
    - 1. non-residential use parking, and

2. visitor parking

Where a minimum of 30% of the parking spaces must be dedicated to non-residential uses and 30% of parking spaces must be dedicated to visitor parking.

- (v) A minimum of 90% of the required parking must be located within a **parking garage**.
- (vi) Despite Section 107, minimum required two-way drive aisle width is 6.1m within a **parking garage**.
- (vii) Despite any other provisions of this by-law, where a site plan agreement pursuant to the *Planning Act* is registered against a block or lot, and where the block or lot is legally divided into parts, each part of the block or lot shall be deemed to comply with this by-law;
- (viii) A **recreational and athletic facility** that is ancillary to a permitted residential use listed in clause 192(15)(c) is subject to the following:
  - 1. A **restaurant** may be included within the building; and
  - 2. Clause 192(15)(b)(i) does not apply to a **recreational and athletic facility**, or a **restaurant** located in the same building as an ancillary **recreational and athletic facility**.

(By-law 2009-207)

- (j) If site plan approval has been given pursuant to the provisions of the *Planning Act* for development that meets the minimum floor space index, then, notwithstanding the requirement for a minimum floor space index, the development may be constructed in phases.(By-law 2013-86)

#### MC16 SUBZONE- Parkdale Park Subzone

- (16) In the MC16 Subzone:
  - (a) the following uses are prohibited:
    - amusement centre
    - bar
    - nightclub
    - parking garage
    - parking lot
    - shelter
    - sports arena
    - townhouse dwelling
  - (b) for any lot that abuts Hinton Avenue the lot line abutting Hinton Avenue is deemed to be the front lot line,
  - (c) the maximum building height for the Areas F and H on Schedule 371 is 27 metres or 8 storeys whichever is less, (By-law 2017-148)
  - (d) minimum ground floor setback from façade facing a public street: 2.0m,
  - (e) minimum building step back above the 3<sup>rd</sup> storey when building height is over 4 storeys is 2.0m from a wall facing the front lot line, (By-law 2017-302)
  - (f) minimum rear yard setback is 3.0 metres for storeys 1 to 3 of a building and 7.5 metres for storeys 4 to 8 of a building,
  - (g) maximum gross floor area per unit of retail, retail food store, personal service business, restaurant, bar, convenience store, service and repair shop, **personal brewing facility** : 200 m<sup>2</sup>, (By-law 2019-41)

- (h) maximum gross floor area per unit of office use on the ground floor only: 200 m<sup>2</sup> , no maximum on any other floor,
- (i) The following provisions apply to parking in the MC16 Subzone:
  - (i) parking spaces required or provided in the MC16 Subzone may be available for parking purposes to any land use located within the MC16 Subzone and the TM11 subzone,
  - (ii) uses of less than 150 square metres gross floor area that are located on the ground floor are not required to provide parking.
  - (iii) despite any requirements to the contrary, parking for a use required on one lot, may be located on another lot in the MC16 zone, 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.
- (j) Section 110 (Landscaping Provisions for Parking Lots) and Section 113 (Loading Space Rates and Provisions) do not apply,
- (k) for through lots, the lot lines abutting the street are considered a front lot line. (OMB Order File #PL110686, issued October 24, 2012),(By-law 2011-216)

## MD – Mixed-Use Downtown Zone (Sections 193-194)

### Purpose of the Zone

*The purpose of the MD – Mixed-Use Downtown Zone is to:*

- (1) *support the **Central Area**, as designated in the Official Plan, as the central place in the region for employment and shopping while also allowing residential, cultural and entertainment uses;*
- (2) *ensure that the Character Areas in the **Central Area**, namely the Core Area, the Parliamentary Precinct, the ByWard Market, the Rideau/Congress Centre, the Canal Area, Lowertown, Upper Town, Sandy Hill West, LeBreton Flats and the four Business Improvement Areas, Rideau, Sparks, ByWard Market and Bank Streets, continue to serve as primary business or shopping areas and maintain their distinct character;*
- (3) *facilitate more intense, compatible and complementary development to ensure that the active, pedestrian-oriented environment at street level, particularly along Bank Street, Sparks Street and Rideau Street is sustained; and*
- (4) *impose development standards that will protect the visual integrity and symbolic primacy of the Parliament Buildings and be in keeping with the existing scale, character and function of the various Character Areas and Business Improvement Areas in the Central Area while having regard to the heritage structures of the Central Area.*

**193.** In the MD Zone:

### Permitted Uses

- (1) The following uses are permitted subject to:
  - (a) the provisions of subsections 193(2) to (6);
  - (b) **car wash** being located in a building containing another permitted use;
  - (c) a **parking garage** being permitted if 100% of the ground floor fronting on the street, excluding mechanical room, and pedestrian and vehicular access, is occupied by uses listed under subsection 193(2) below, for a minimum depth of 3 metres;
    - amusement centre**
    - animal care establishment**

apartment **dwelling**, low rise  
apartment **dwelling**, mid rise (By-law 2014-292)  
apartment **dwelling**, high rise (By-law 2014-292)  
**artist studio**  
**bank**  
bank machine  
**bar**  
**bed and breakfast**, *see Part 5, Section 121*  
**broadcasting studio**  
**catering establishment**  
**cinema**  
click and collect facility (By-law 2016-289)  
**community centre**  
**community health and resource centre**  
**convenience store**  
court house  
**day care**  
**diplomatic mission**, *see Part 3, Section 88*  
**dwelling unit**  
**emergency service**  
**group home**, *see Part 5, Section 125*  
**home-based business** *see Part 5, Section 127*  
**home-based day care**, *see Part 5, Section 129*  
**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**  
**restaurant**  
**retail food store**  
**retail store**  
**retirement home**  
**retirement home, converted** *see Part 5, Section 122*  
**rooming house** (By-law 2018-206)  
**school**  
**service and repair shop**  
**shelter**, *see Part 5, Section 134*  
**sports arena**  
**stacked dwelling**, *see Part 5, Section 138* (By-law 2010-307)  
**storefront industry**, *see Part 3, Section 99* (By-law 2018-171)  
**technology industry**  
**theatre**  
**training centre**  
**urban agriculture**, *see Part 3, Section 82* (By-law 2017-148)

- (2) At least 50% of the ground floor of any building must be occupied by one or more of the following uses subject to:
- (a) not applying to a building occupied by a court house, diplomatic mission, emergency service, place of worship and a school;
  - (b) having separate and direct access to the street when located at ground floor abutting a street; and (By-law 2019-41)
  - (c) occupying 100% of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3.0 metres, when abutting one of the following streets:
    - (i) Rideau Street,
    - (ii) Bank Street,
    - (iii) Sparks Street, between Elgin Street and Bank Street, and
    - (iv) Elgin Street, between Sparks Street and Queen Street.

**amusement centre**  
**artist studio**  
**bank**  
 bank machine  
**bar**  
**cinema**  
**community centre**  
**community health and resource centre**  
**convenience store**  
**hotel**  
**instructional facility**  
**library**  
**medical facility**  
**municipal service centre**  
**museum**  
**nightclub**  
**payday loan establishment** (By-law 2017-302)  
**personal brewing facility** (By-law 2019-41)  
**personal service business**  
**place of assembly**  
 post office  
**recreational and athletic facility**  
**restaurant**  
 retail food store  
**retail store**  
**service and repair shop**  
**theatre**

**Zone Provisions**

- (3) The zone provisions are set out in Table 193 below.

**TABLE 193 - MD ZONE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>              | <b>II<br/>PROVISIONS</b> |
|---|--------------------------|
| (a) Minimum lot area                        | No minimum               |
| (b) Minimum lot width                       | No minimum               |
| (c) Minimum front yard and corner side yard | No minimum               |

| I<br>ZONING MECHANISMS                                    | II<br>PROVISIONS   |
|---|--|
| (d) Minimum interior side yard                            | No minimum   |
| (e) Minimum rear yard                                     | No minimum   |
| (f) Maximum building height                               | (as per Schedules)   |
| (g) Maximum floor space index                             | Not applicable unless otherwise shown  |
| (h) Minimum width of landscaped area                      | 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   |
| (i) Minimum width of landscaped area around a parking lot | see Section 110 – Landscaping Provisions for Parking Lots  |
| (j) Provisions for buildings 10 storeys and higher        | (i) for the purposes of this section, a tower is that portion of a building over six storeys;<br>(ii) minimum lot area for a corner lot: 900 m <sup>2</sup><br>(iii) minimum lot area for an interior lot: 1350 m <sup>2</sup><br>(iv) minimum interior side and rear yard setback for a tower: 7.5 m<br>(v) minimum separation distance between towers on the same lot: 15m<br>(vi) lands shown in Schedule 401 are not subject to Clause (j).(By-law 2019-353) |

- (4) In addition to the regulations that apply to a nightclub or bar, the following regulations apply to these uses located within the area shown on Schedule 7: (By-law 2008-343)
- (a) a nightclub or bar must not exceed a gross floor area of 500m<sup>2</sup>, and
  - (b) a nightclub or bar with a gross floor area greater than 250m<sup>2</sup> must be at least 100m from:
    - (i) another nightclub or bar with a gross floor area greater than 250m<sup>2</sup>, or
    - (ii) An I1, I2, R1, R2, R3, R4 or R5 primary zone, subzone or exception zone, and
  - (c) a nightclub or bar may not abut another nightclub or bar along a street frontage, and
  - (d) where adjoining nightclubs or bars are connected by internal passageways used by patrons or staff, the total gross floor area of all the connected uses must be calculated for the purposes of this subsection.
- (5) Outdoor storage is not permitted.
- (6) All parking spaces, whether principal, accessory, required or provided must be located in a parking garage.
- (7) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
- (8) (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)

**MD SUBZONES**

**194.** In the MD Zone, the following subzones apply:

**MD1 SUBZONE**

- (1) In the MD1 Subzone:
  - (a) the following uses only are permitted:
    - broadcasting studio**
    - court house**
    - airport limited to a heliport
    - library**
    - museum**
    - office**
    - park**
    - parking garage**
    - place of assembly**
    - production studio**
  - (b) the following additional uses are permitted subject to:
    - (i) being on the same lot as any one or more of the uses listed in subsection 194(1)(a) above;
    - (ii) their cumulative total gross floor area not exceeding 10% of the cumulative total gross floor area occupied by any one or more of the uses permitted in subsection 194(1)(a); and
    - (iii) being located in the interior of the lot in such a way that they are not visible from a street;
    - artist studio**
    - bank**
    - bank machine
    - bar**
    - convenience store**
    - day care**
    - dwelling** unit, limited to a unit for a caretaker
    - payday loan establishment** (By-law 2017-302)
    - personal service business**
    - place of worship
    - post office
    - recreational and athletic facility**
    - restaurant, full service**
    - restaurant, take-out**
    - retail food store
    - retail store**
    - service and repair shop**
  - (c) the provisions of subsection 193(2) do not apply; and
  - (d) despite Section 100 – *General Provisions, Parking, Queuing and Loading Provisions*, the following provisions apply:

- (i) required parking for any use may locate on any lot in this zone; and
- (ii) required parking may be located in the front yard or corner side yard.

**MD2 SUBZONE**

- (2) In the MD2 Subzone:
  - (a) 100% of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3.0 metres, may only be occupied by one or more of the following uses:
    - artist studio**
    - bank**
    - bank machine
    - bar**
    - broadcasting studio**
    - convenience store**
    - hotel**
    - municipal service centre**
    - museum**
    - nightclub**
    - personal service business**
    - production studio**
    - restaurant**
    - retail food store
    - retail store**
    - service and repair shop**
  - (b) the cumulative total gross floor area of lobbies, mechanical rooms and access to other floors must not exceed 50% of the gross floor area of the ground floor of the building;
  - (c) the maximum width of any permitted uses on the ground floor must be in accordance with Table 194A, and measured as follows:
    - (i) for the purpose of subsection 194(2)(c) above, the width of a use is calculated by measuring the length of the longest line drawn parallel to the building façade that faces the street and extending from the centerline of either exterior walls or party walls, as the case may be, enclosing the use; and

**TABLE 194A - MAXIMUM WIDTH OF USES AT GROUND FLOOR**

| I<br>STREET                 | II<br>BLOCK  | III<br>MAXIMUM WIDTH OF USES |
|-----------------------------|--|------------------------------|
| 1. Murray Street            | between Sussex Drive and Dalhousie Street                                      | 21 m                         |
| 2. Clarence Street          | between Sussex Drive and Parent Street   | 21 m                         |
| 3. Clarence Street          | between Parent Street and Dalhousie Street                                     | 12 m                         |
| 4. York Street              | between Sussex Drive and Dalhousie Street                                      | 21 m                         |
| 5. York Street (north side) | between Dalhousie Street and a point measured 87.78 m east of Dalhousie Street | 11 m                         |

| I<br>STREET                           | II<br>BLOCK  | III<br>MAXIMUM WIDTH OF<br>USES |
|---------------------------------------|--|---------------------------------|
| 6. York Street (north side)           | between By Ward Market Square and William Street                                   | 15 m                            |
| 7. George Street                      | between Sussex Drive and Dalhousie Street  | 21 m                            |
| 8. Parent Street                      | between Clarence Street and mid-block between St. Patrick Street and Murray Street | 15 m                            |
| 9. By Ward Market Square (west side)  | between Clarence Street and York Street  | 15 m                            |
| 10. By Ward Market Square (west side) | between York Street and George Street except for corner occupancies                | 10 m                            |
| 11. By Ward Market Square (west side) | between York Street and George Street for corner occupancies                       | 20 m                            |
| 12. By Ward Market Square (east side) | between York Street and George Street  | 10 m                            |
| 13. By Ward Market Square (east side) | between Clarence Street and York Street  | 20 m                            |
| 14. William Street (west side)        | between York Street and George Street  | 10.5 m                          |
| 15. William Street (east side)        | between Clarence Street and York Street  | 21 m                            |
| 16. William Street (east side)        | between York Street and George Street  | 6 m                             |
| 17. Sussex Drive (east side)          | between George Street and St. Patrick Street                                       | 21 m                            |
| 18. Dalhousie Street                  | between St. Patrick Street and George Street                                       | 16 m                            |

- (d) the provision of Subsection 193(3)(c) does not apply and the maximum front yard and corner side yard is 1 metre.

#### MD3 SUBZONE

- (3) In the MD3 Subzone:
- (a) 100% of that part of the ground floor fronting on a street, excluding lobby area, mechanical room and access to other floors, for a minimum depth of 3.0 metres, may only be occupied by one or more of the following uses: (By-law 2013-108)
- retail food store**  
**retail store**, limited to the sale of arts and crafts. (By-law 2013-108)

#### MD4 SUBZONE

- (4) In the MD4 Subzone:
- (a) the following uses only are permitted subject to:

- (i) artist studio and retail store being located only on the ground floor or basement of a building containing dwelling units; (By-law 2015-191)
- (ii) **retail store**, limited to the sales of art, art supplies, books and stationery;

apartment **dwelling**, low rise  
**artist studio**  
**bed and breakfast**, see Part 5, Section 121  
**day care**  
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 day care, see Part 5, Section 129  
**park**  
place of worship  
**planned unit development**, see Part 5, Section 131  
**residential care facility**  
**retail store**  
**retirement home**  
**retirement home, converted**, see Part 5, Section 122  
**rooming house**  
**additional dwelling** unit  
**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 2018-206)

- (b) the provisions of subsection 193(3) do not apply and the provisions of Table 194B below apply.

**TABLE 194B – MD4 SUBZONE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>          |            | <b>II<br/>PROVISIONS</b>   |
|---|------------|--|
| (i) Minimum lot area                    |            | No minimum   |
| (ii) Minimum lot width                  |            | No minimum   |
| (iii) Front yard and corner side yard   | 1. minimum | 3 m  |
|   | 2. maximum | 4 m  |
| (iv) Minimum interior side yard         |            | 1.2 m  |
| (v) Minimum rear yard                   |            | 3 m  |
| (vi) Maximum building height            |            | (as per Schedules)   |
| (vii) Maximum floor space index         |            | No maximum   |
| (viii) Minimum width of landscaped area |            | 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 |

| <b>I<br/>ZONING MECHANISMS</b>                             | <b>II<br/>PROVISIONS</b>                                  |
|--|---|
| (ix) Minimum width of landscaped area around a parking lot | see Section 110 – Landscaping Provisions for Parking Lots |

- (c) for other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.

**MD5 SUBZONE**

- (5) In the MD5 Subzone:
  - (a) Area A as shown on Schedule 332 is one lot for zoning purposes;
  - (b) Area B as shown on Schedule 332 is one lot for zoning purposes;
  - (c) Area C as shown on Schedule 332 is one lot for zoning purposes;
  - (d) Despite a, b, and c above, required parking may be located on any lot within the MD5 subzone;
  - (e) Where two or more buildings or parts of buildings on the same lot are greater than nine storeys in height, those parts of the buildings higher than nine storeys tall must be a minimum of 15 metres away from each other;
  - (f) Maximum building heights as per Schedule 332;
  - (g) The maximum number of buildings over nine storeys for Area A as shown on Schedule 332 is four;
  - (h) The maximum number of buildings over nine storeys, for Area B as shown on Schedule 332 is two; and
  - (i) The maximum total floor area, with no exclusions, for each portion of the building over the ninth-storey is 700 square metres. (OMB Order File #PL141340, issued November 17, 2015) (By-law 2014-395)

**TD – Transit Oriented Development Zone (Sections 195 - 196) (By-law 2012-406)**

**Purpose of the Zone**

*The purpose of the TD – Transit Oriented Development Zone is to:*

- (1) *Establish minimum density targets needed to support Light Rail Transit (LRT) use for lands within Council approved Transit Oriented Development Plan areas;*
- (2) *Accommodate a wide range of transit-supportive land uses such as residential, office, commercial, retail, arts and culture, entertainment, service and institutional uses in a compact pedestrian-oriented built form at medium to high densities;*
- (3) *Locate higher densities in proximity to LRT stations to create focal points of activity and promote the use of multiple modes of transportation; and,*
- (4) *Impose development standards that ensure the development of attractive urban environments that exhibit high-quality urban design and that establish priority streets for active use frontages and streetscaping investment.*

195. In the TD Zone:

**Permitted Uses:**

- (1) The following non-residential uses are permitted:
- amusement centre**
  - animal care establishment**
  - animal hospital**
  - artist studio**
  - bank**
  - bank machine
  - bar**
  - broadcasting studio**
  - cinema**
  - click and collect facility (By-law 2016-289)
  - community centre**
  - community health and resource centre**
  - convenience store**
  - court house
  - day care**
  - diplomatic mission, see Part 3, Section 88**
  - drive-through facility**
  - emergency service**
  - group home, see Part 5, Section 125**
  - home-based business, see Part 5, Section 127**
  - home-based day care, *see Part 5, Section 129*
  - hospital
  - hotel**
  - instructional facility**
  - library**
  - medical facility**
  - municipal service centre**
  - museum**
  - nightclub**
  - office**
  - park (By-law 2019-41)
  - 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
  - post-secondary educational institution**
  - production studio**
  - recreational or athletic facility**
  - research and development centre**
  - residential care facility**
  - restaurant**
  - retail food store**
  - retail store**
  - school**
  - service and repair shop**
  - shelter, see Part 5, Section 134**
  - sports arena**
  - storefront industry, see Part 3, Section 99 (By-law 2018-171)**
  - technology industry**
  - theatre**
  - training centre**
  - urban agriculture, see Part 3, Section 82 (By-law 2017-148)**

- (2) The following residential uses are permitted:
- apartment **dwelling**, low rise
  - apartment **dwelling**, mid rise (By-law 2014-292)
  - apartment **dwelling**, high rise (By-law 2014-292)
  - dwelling unit**
  - 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
  - townhouse dwelling**, see Part 5, Section 138 (By-law 2018-206)
- (3) The following non-residential use is permitted subject to:
- (a) being in the same building or on the same lot as a use or uses listed in 195 (1) or (2);
- parking garage**

**Zoning Provisions**

- (4) The zone provisions are set out on Table 195 below:

**TABLE 195 – TD ZONE PROVISIONS**

| <b>I<br/>ZONING MECHANISMS</b>                      |  | <b>II<br/>PROVISIONS</b> |
|---|--|--------------------------|
| (a) Minimum lot area                                |  | No minimum               |
| (b) Minimum lot width                               |  | No minimum               |
| (c) Minimum front yard and corner side yard setback | (i) abutting a lot in a residential zone   | 3 metres                 |
|   | (ii) abutting the rapid transit corridor   | 2 metres                 |
|   | (iii) parking garage that is not incorporated into another building                          | 10 metres                |
|   | (iv) residential use building  | 3 metres                 |
|   | (v) all other cases  | 0.5 metres               |
| (d) Minimum interior side yard setback              | (i) abutting a lot in a residential zone   | 3 metres                 |
|   | (ii) abutting the rapid transit corridor   | 2 metres                 |
|   | (iii) all other cases  | No minimum               |
|   | (iv) despite (i), (ii) and (iii) above that part of a building more than 6 storeys in height | 12 metres                |
| (e) Minimum rear yard setback                       | (i) rear lot line abutting a lot in a residential zone                                       | 6 metres                 |
|   | (ii) rear lot line abutting the rapid transit corridor                                       | 2 metres                 |

|                                      |   |  |
|--------------------------------------|---|--|
|                                      | (iii) all other cases   | No minimum   |
|                                      | (iv) despite (i), (ii) and (iii) above that part of a building more than 6 storeys in height    | 12 metres  |
| (f) Minimum building height          |   | 6.7 metres and 2 storeys   |
| (g) Maximum building height          | (i) in any area up to and including 15 metres from a property line abutting a R1, R2 or R3 zone | 14.5 metres  |
|                                      | (ii) in all other cases   | as shown by the suffix "H" on a zoning map, or specified in a subzone or exception where applicable  |
| (h) Minimum width of landscaped area |   | 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 |

- (5) outdoor storage is prohibited.
- (6) where the wall of the 1<sup>st</sup> storey of a building is within 10 metres of a lot line abutting a public street and where the building is more than 6 storeys in height the wall facing the street must be stepped back at either the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> or 7<sup>th</sup> storey at least a further 2.5 metres from the wall of the storey below. (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)
- (7) where two buildings on the same lot are both more than 6 storeys in height that part of the buildings greater than 6 storeys tall must be a minimum of 24 metres away from each other.
- (8) for lots greater in area than 1250 m<sup>2</sup>, 2% of the total lot area must be provided as outdoor communal space located at grade anywhere on the lot and such area can also be used towards complying with any amenity area requirements.
- (9) Column III of Table 103 - Maximum Number of Parking Spaces Permitted in Section 103 applies to all land zoned TD despite the location of the land on Schedules 1, 2A and 2B. (By-law 2016-336)
- (10) Despite clauses 100(1)(a) and (c), in the TD Zone parking spaces required or provided under this by-law may be available for use by any other land use located either on or off site, but these spaces are not intended to serve as the required parking for these other land uses.
- (11) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Specific Use Provisions, and Part 4 – Parking, Queuing and Loading Provisions.

**Active Frontage Street Areas**

- (12) The following provisions apply to lots abutting active frontage street areas shown as Area A on Schedules 293, 294 and 295, 314, 315 and 316. (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)
  - (a) minimum building setback from an active frontage street on:
    - (i) Schedule 293
      - 1 residential use building: 3.0 metres,
      - 2 non-residential and mixed use building: 1.5 metres,
    - (ii) Schedules 294, 295, 314, 315 and 316 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)

1. residential use building: 3.0 metres,
  2. non-residential and mixed use building: 0.5 metres,
- (b) maximum building setback from an active frontage street on:
- (i) Schedule 293: 6.0 metres
  - (ii) Schedules 294, 295, 314, 315 and 316 (OMB Order File #PL140185, issued March 9, 2015) (By-law 2014-22)
    1. residential use buildings: 6.0 metres
    2. non-residential and mixed use building: 3.0 metres,
- (c) at least 50% of the lot width measured at the building setback along the active frontage street must be occupied by one or more building walls,
- (d) a minimum of 50% of the surface area of the ground floor façade of non-residential and mixed use buildings facing an active frontage street must be comprised of transparent glazing,
- (e) the ground floor façade of non-residential and mixed use buildings facing an active frontage street must include a customer entrance access door from each individual occupancy to the active frontage street,
- (f) no person may park a motor vehicle in a required and provided yard abutting an active frontage street,
- (13) (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)

## TD SUBZONES

**196.** In the TD Zone, the following subzones apply:

### TD1 SUBZONE

- (1) In the TD1 Subzone:
- (a) minimum number of residential units per hectare required for residential use:
    - (i) on lots greater in area than 0.125ha: 150 units/hectare
    - (ii) on lots 0.125ha in area or less: no minimum,
  - (b) minimum floor space index for non-residential use:
    - (i) on lots greater in area than 0.125ha: 0.5 f.s.i.
    - (ii) on lots 0.125ha in area or less: no minimum,
  - (c) in the case of a mixed use building, clauses (a) or (b) above only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either, residential or non-residential, is not calculated,
  - (d) 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 each phase must comply with:

- (i) the minimum densities as per 196(1) (a),(b) and (c), and
  - (ii) the outdoor communal space as per 195(8)
- but only for the portion of the property shown in that phase,
- (e) subclause (g)(i) of Table 195 applies and in all other cases the maximum building height is: 20 metres,

**TD2 SUBZONE**

- (2) In the TD2 Subzone:
  - (a) minimum number of residential units per hectare required for residential use:
    - (i) on lots greater in area than 0.125ha: 250 units/hectare
    - (ii) on lots 0.125ha in area or less: no minimum,
  - (b) minimum floor space index for non-residential use:
    - (i) on lots greater in area than 0.125ha: 1.0 f.s.i.
    - (ii) on lots 0.125ha in are or less: no minimum,
  - (c) in the case of a mixed use building clauses (a) or (b) above only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either, residential or non-residential, is not calculated,
  - (d) 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 each phase must comply with:
    - (i) the minimum densities as per 196(2) (a), (b) and (c), and
    - (ii) the outdoor communal space as per 195(8)

but only for the portion of the property shown in that phase,
  - (e) subclause (g)(i) of Table 195 applies and in all other cases the maximum building height is: 60 metres,

**TD3 SUBZONE**

- (3) In the TD3 Subzone:
  - (a) minimum number of residential units per hectare required for residential use:
    - (i) on lots greater in area than 0.125ha: 350 units/hectare
    - (ii) on lots 0.125ha in area or less: no minimum,
  - (b) minimum floor space index for non-residential use:
    - (i) on lots greater in area than 0.125ha: 1.5 f.s.i.
    - (ii) on lots 0.125ha in area or less: no minimum,
  - (c) in the case of a mixed use building clauses (a) or (b) above only apply to the corresponding use that occupies the larger portion of the gross floor area of the building and the smaller use, either, residential or non-residential, is not calculated,
  - (d) 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 each phase must comply with:
    - (i) the minimum densities as per 196(3) (a), (b) and (c), and
    - (ii) the outdoor communal space as per 195(8)

but only for the portion of the property shown in that phase.

- (e) subclause (g)(i) of Table 195 applies and in all other cases the maximum building height is: 90 metres (By-law 2012-406)

## **TM – Traditional Mainstreet Zone (Sections 197-198)**

### **Purpose of the Zone**

*The purpose of the TM – Traditional Mainstreet Zone is to:*

- (1) *accommodate a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses, in areas designated **Traditional Mainstreet** in the Official Plan;*
- (2) *foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit and automobile;*
- (3) *recognize the function of Business Improvement Areas as primary business or shopping areas; and*
- (4) *impose development standards that will ensure that street continuity, scale and character is maintained, and that the uses are compatible and complement surrounding land uses.*

### **197. In the TM Zone:**

#### **Permitted Non-Residential Uses**

- (1) The following non-residential uses are permitted subject to:
  - (a) the provisions of subsections 197(3) to (14); (By-law 2019-410)
  - (b) where in a commercial or mixed use building and located on the ground floor abutting a street having direct pedestrian access to that street, residential, **office** and **research and development centre** uses must not be located within a depth of six metres of the front wall of the main building abutting the street ;
  - (c) a minimum of 50% of the ground floor façade facing the main street, measured from the average grade to a height of 4.5 metres, must comprise transparent windows and active entrances; and where an active entrance is angled on the corner of the building, such that it faces the intersection of the main street and an intersecting side street, it is deemed to face the main street;(By-law 2015-190)
  - (d) parking garage, provided that 100% of the ground floor fronting on the street excluding any related mechanical room or pedestrian or vehicular access, is occupied for a depth of three metres by other uses permitted to be located on the ground floor; and
  - (e) provision 197(1)(c) does not apply to places of worship.

**amusement centre (By-law 2017-302)**  
**animal care establishment**  
**animal hospital**  
**artist studio**  
**bank**  
 bank machine  
**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**  
**emergency service**  
**hotel**  
**instructional facility**  
 library  
**medical facility**  
**municipal service centre**  
**museum**  
**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  
**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**  
**storefront industry, see Part 3, Section 99 (By-law 2018-171)**  
**theatre**  
**training centre**  
**urban agriculture, see Part 3, Section 82 (By-law 2017-148) (By-law 2019-410)**

#### Permitted Residential Uses

- (2) The following residential uses are permitted subject to:
- (a) the provisions of subsections 197(3) to (8) and (14); (By-law 2019-410)
- apartment **dwelling**, low rise  
 apartment **dwelling**, mid rise (By-law 2014-292)  
**bed and breakfast, see Part 5, Section 121**  
**dwelling units**  
**group home, see Part 5, Section 125**  
**home-based business, see Part 5, Section 127 (By-law 2019-410)**  
 home-based day care, *see Part 5, Section 129 (By-law 2019-410)*  
**retirement home**  
**retirement home, converted, see Part 5, Section 122**  
**rooming house (By-law 2018-206)**

#### Zone Provisions

- (3) The zone provisions are set out in Table 197 below.

**TABLE 197 – TM ZONE PROVISIONS**

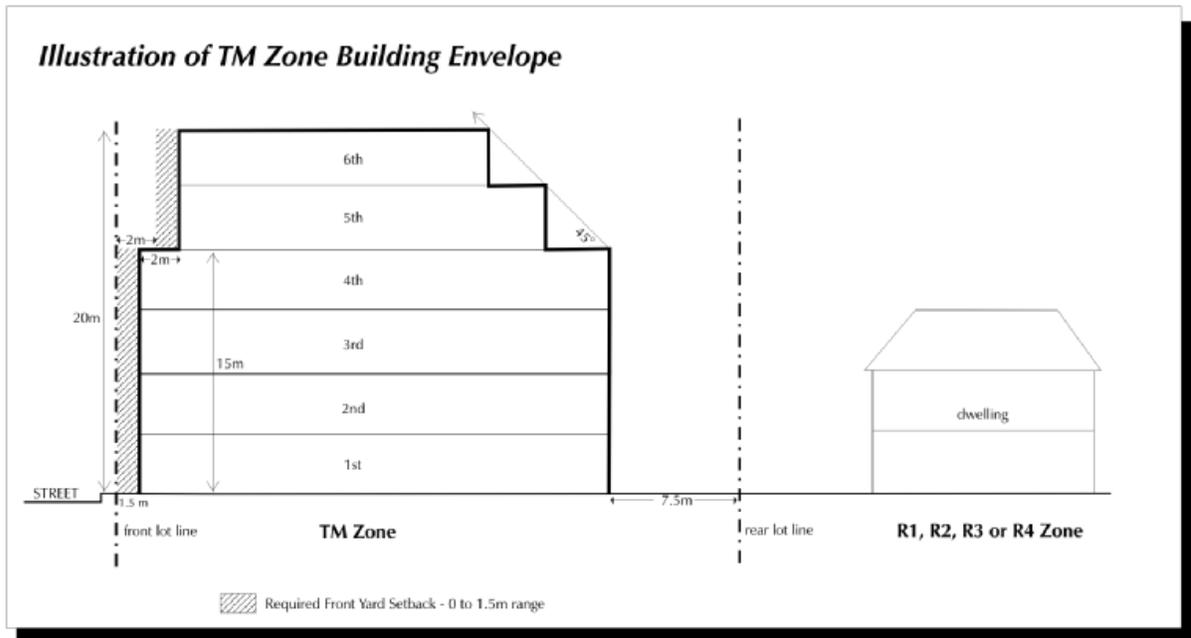
| <b>I<br/>ZONING MECHANISMS</b>       |   | <b>II<br/>PROVISIONS</b>  |
|--------------------------------------|---|---|
| (a) Minimum lot area                 |   | No minimum  |
| (b) Minimum lot width                |   | No minimum  |
| (c) Maximum front yard setback       |   | 2 m, subject to the provisions of subsection 197(4) below.  |
| (d) Interior side yard setbacks      | (i) Maximum                                   | 3 metres between a non-residential use building or a mixed-use building and another non-residential use building or mixed-use building, except where a driveway is provided, in which case the setback must be a maximum of 6 metres where the driveway leads to a parking area of 20 or more spaces  |
|                                      | (ii) Minimum                                  | The maximum setback provisions of row (d)(i) above do not apply to the following cases and the following minimum setbacks apply:<br><br>(1) 3 metres for a non-residential use building or a mixed-use building abutting a residential zone, and<br><br>(2) 1.2 metres for a residential use building<br><br>All other cases - no minimum (maximum setback provisions of row (d)(i) apply in these cases) |
| (e) Minimum corner side yard setback |   | 3 m, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided   |
| (f) Minimum rear yard setback        | (i) rear lot line abutting a residential zone | 7.5 m   |
|                                      | (ii) rear lot line abutting a public laneway  | 4.5 m   |
|                                      | (iii) for residential use building            | 7.5 m   |
|                                      | (iv) other cases                              | No minimum  |
| (g) Building height                  | (i) minimum                                   | 6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(5) below   |
|                                      | (ii) maximum                                  | (1) 20 metres but not more than 6 storeys, except where otherwise shown on the zoning maps  |

| I<br>ZONING MECHANISMS                                    |                                 | II<br>PROVISIONS   |
|---|---------------------------------|--|
|   |                                 | (2) where the building height is greater than four storeys or 15 metres, at and above the fourth storey or 15 metres whichever is the lesser a building must be setback a minimum of 2 metres more than the provided setback from the front lot line as set out under subsection 197(5) below, and from the a corner side lot line<br>(3) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 metres from a point 7.5 metres from the rear lot line, projecting upwards towards the front lot line (see illustration below).<br>(By-law 2012-349) |
| (h) Maximum floor space index                             |                                 | No maximum   |
| (i) Minimum width of landscaped area                      | (i) abutting a residential zone | 3 m; may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided   |
|   | (ii) in all other cases         | No minimum, except that where a yard is provided and not used for required driveways, aisles, parking or loading spaces, the whole yard must be landscaped   |
| (j) minimum width of landscaped area around a parking lot |                                 | see Section 110 – Landscaping Provisions for Parking Lots  |

- (4) The provisions of subsection 197(3)(c) above do not apply to the following:
- (a) an area used for the balcony of a residential dwelling unit located on or above the 2<sup>nd</sup> floor;
  - (b) when a building must be located further from the lot line to provide a required corner lot triangle;
  - (c) when an outdoor commercial patio accessory to a restaurant use is located in a front yard of a corner lot, the maximum front yard setback is 3 metres;
  - (d) any part of a building above 15 metres, for which a minimum front yard setback of 2 metres must be provided; and
  - (e) in the case of a hydro pole, the setback may be 2 metres, and from a high voltage power line, the setback may be 5 metres for that portion of the building affected by the high voltage power line.
- (5) For the purpose of determining the front yard setback, a lot that abuts any of the following streets designated “Traditional Mainstreet” in the Official Plan is to be treated as though it fronts that street:

- |     |   |   |
|-----|---|---|
| (a) | Rideau Street,                                | from King Edward Avenue to the Rideau River   |
| (b) | Montreal Road,                                | from the Rideau River to St. Laurent Boulevard  |
| (c) | Beechwood Avenue,                             | from the Vanier Parkway to Corona Avenue  |
| (d) | McArthur Avenue,                              | from North River Road to St. Laurent Boulevard  |
| (e) | Main Street,                                  | from Echo Drive to Clegg Street (By-law 2015-59)  |
| (f) | Elgin Street,                                 | from Lisgar Avenue to Catherine Street  |
| (g) | Bank Street,                                  | from Gloucester Street to the Rideau River  |
| (h) | Bronson Avenue,                               | from Gloucester Street to Carling Avenue  |
| (i) | Preston Street,                               | from Wellington Street to Carling Avenue  |
| (j) | Gladstone Avenue,                             | from the CPR railway to Bank Street   |
| (k) | Somerset Street,                              | from Wellington Street West to Elgin Street   |
| (l) | Wellington Street West                        | from Island Park Drive to Somerset Street West  |
| (m) | Richmond Road,                                | from Ottawa River Parkway to Island Park Drive  |
| (n) | Scott Street,                                 | from Churchill Avenue to Island Park Drive  |
| (o) | Merivale Road,                                | from Carling Avenue to Caldwell Avenue  |
| (p) | Stittsville Main Street,<br>(By-law 2015-264) | from Hazeldean Road to Bell Street  |
| (q) | Dalhousie Street                              | from St. Patrick Street to Bolton Street  |
| (r) | King Edward Avenue,                           | from Rideau Street to Bruyère Street (By-law 2014-24)   |
| (s) | Westside of Holland Avenue,                   | from Wellington Street West to Scott Street (By-law 2014-20) (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64) |
| (t) | Eastside of Parkdale Avenue                   | from Wellington Street West to Scott Street (By-law 2014-24) (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64) |
| (u) | Southside of Scott Street                     | from Parkdale Avenue to Merton Street (By-law 2014-24) (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64)       |
- (6) Storage must be completely enclosed in a building.
- (7) A maximum of one private approach may be provided for each property having a lot frontage of 45 metres or less.
- (8) Despite Section 107 – *Aisle and Driveway Provisions for Parking Lots and Parking Garages*, the minimum driveway width is :
- (a) 3 metres for parking lots with less than 20 parking spaces; and

- (b) 6 metres for parking lots with 20 or more parking spaces.
- (9) Despite Section 100(1) – *General Provisions, Parking, Queuing and Loading Provisions*, a driveway may be situated equally or in part between two abutting commercial or mixed-use lots.
- (10) 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 2010-354)
- (11) For other applicable provisions, see Part 2 – General Provisions, Part 3 – Special Use provisions, and Part 4 – Parking and Loading Provisions.
- (12)
  - (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 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)
- (13) The façade facing the main street must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor (By-law 2015-190)
- (14) Parking exemptions in the TM zone in Areas B, C and D on Schedule 1A. (By-law 2017-148)
  - (a) a restaurant use that legally existed on June 25, 2008 and located on the ground floor of a building requires no parking spaces for the first 280 square metres of gross floor area and 10 spaces per 100 square metres over 280 square metres gross floor area.
  - (b) any other restaurant use located on the ground floor of a building requires no parking spaces for the first 150 square metres of gross floor area and 10 spaces per 100 square metres over 150 square metres gross floor area.
  - (c) a retail use located on the ground floor of a building requires no parking spaces for the first 150 square metres of gross floor area and 2.5 per 100 square metres of gross floor area over 150 square metres.
  - (d) any other use located on the ground floor of a building and that has a gross floor area of less than 150 square metres requires no parking spaces. (By-law 2016-249)



## TM Subzones

198. In the TM Zone, the following subzones apply:

### TM1 Subzone – Elgin Street Subzone

- (1) In the TM1 Subzone:
- (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
- (i) being in a building containing one or more of the permitted non-residential uses;
- dwelling unit**  
**group home**  
**retirement home**  
**retirement home, converted**  
**rooming house**  
 (OMB Order, File #PL080959 issued June 1, 2010) (By-law 2018-206)
- (b) the following use is also permitted:
- hotel**
- (c) all uses located on the ground floor of a building, with the exception of a place of worship, are limited to a maximum gross floor area of 600 square metres;
- (d) the provisions of subsection 197(3)(f) do not apply to lots having a depth of less than 20 metres and the minimum rear yard setback must be at least 3 metres, within which a 1.4 metre opaque screen must be provided;
- (e) all uses located at the ground floor, must not exceed a width of 20 metres for a minimum depth of 3 metres from the building façade that faces the street;

- (f) in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height; and
- (g) in the case of lots fronting on Elgin Street:
  - (i) the maximum front yard setback is 1 metre;
  - (ii) restaurants may only be located on the ground floor, and
  - (iii) the maximum permitted height is 15 metres and 4 storeys.

**TM2 Subzone**

- (2) In the TM2 Subzone:
  - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
    - (i) being in a building containing one or more of the permitted non-residential uses;
      - dwelling unit**
      - rooming house** (By-law 2018-206)
  - (b) each retail food store and retail store is limited to 600 square metres of gross leasable area; and
  - (c) in addition to the provisions of subsection 197(3)(g)(i), a building must also be at least 2 storeys in height

**TM3 Subzone**

- (3) In the TM3 Subzone:
  - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
    - (i) being in a building containing one or more of the permitted non-residential uses;
      - dwelling unit**
      - rooming unit**
  - (b) the following uses are also permitted:
    - broadcasting studio
    - cinema
    - funeral home
    - hotel
    - museum
    - place of assembly
    - recording studio
    - theatre (By-law 2013-318) (By-law 2017-302)

**TM4 Subzone**

- (4) Reserved for Future Use (By-law 2013-318)

**TM5 Subzone**

- (5) In the TM5 Subzone:
- (a) the following uses are also permitted subject to:
- (i) the ground floor being occupied by a use permitted in subsection 197(1);
- hotel**  
**parking garage**

**TM6 Subzone- Rideau Street Subzone**

- (6) In the TM6 Subzone:
- (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
- (i) being in a building containing one or more of the permitted non-residential uses;
- dwelling unit**  
**rooming house** (By-law 2018-206)
- (b) **utility installation** is not permitted on the ground floor;
- (c) the following are the only permitted uses in the first 6 metres of the building depth at the ground floor that abuts Beausoleil Drive, Besserer Street and Tormey Street:
- apartment **dwelling**, low rise  
apartment **dwelling**, mid rise (By-law 2014-292)  
**artist studio**  
**bed and breakfast**, see *Part 5, Section 121*  
**dwelling unit**  
**retirement home**  
**stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)
- (d) where the gross floor area of a building, or group of buildings designed as one development, exceeds 2,000 square metres, 50% of the gross floor area over 2,000 square metres must be used for the following uses:
- dwelling unit**  
**group home**  
**low-rise apartment dwelling** (By-law 2014-189)  
**retirement home**  
**retirement home, converted**, see *Part 5, Section 122*  
**rooming house**  
**stacked dwelling**, see *Part 5, Section 138* (By-law 2010-307)  
(By-law 2009-184) (By-law 2018-206)
- (e) the provisions of subsections 197(3)(c) to (g) do not apply and the provisions of Table 197A below apply:

**TABLE 197A – PROVISIONS FOR THE TM6 SUBZONE**

| <b>I<br/>ZONING MECHANISM</b>  | <b>II<br/>PROVISIONS</b>   |
|--------------------------------|--|
|                                | In addition to the front yard setback requirements of subsections 197(4)(a), (b), (c) and (e), the following also applies: (By-law 2009-392) |
| (i) Minimum front yard setback | 1. 3 m   |

| I<br>ZONING MECHANISM           | II<br>PROVISIONS  |     |   |      |   |       |  |
|---------------------------------|---|-----|---|------|---|-------|--|
|                                 | 2. for buildings on lots abutting Rideau Street: <table border="1" data-bbox="605 323 1421 422"> <tr> <td data-bbox="605 323 678 369">(i)</td> <td data-bbox="678 323 1421 369">and located between Augusta Street and Cummings Bridge: 1 m</td> </tr> <tr> <td data-bbox="605 369 678 415">(ii)</td> <td data-bbox="678 369 1421 415">and located between King Edward Avenue and Augusta Street: 0 m</td> </tr> </table> 3. for that part of a building above the 6 <sup>th</sup> storey the minimum is the setback provided at ground level plus 2 metres   | (i) | and located between Augusta Street and Cummings Bridge: 1 m | (ii) | and located between King Edward Avenue and Augusta Street: 0 m  |       |  |
| (i)                             | and located between Augusta Street and Cummings Bridge: 1 m   |     |   |      |   |       |  |
| (ii)                            | and located between King Edward Avenue and Augusta Street: 0 m  |     |   |      |   |       |  |
|                                 | In addition to the front yard setback requirements of subsections 197(4)(a), (b), (c) and (e), the following also applies: (By-law 2009-392)  |     |   |      |   |       |  |
| (ii) Maximum front yard setback | 1. for buildings on lots abutting Rideau Street: <table border="1" data-bbox="605 642 1421 741"> <tr> <td data-bbox="605 642 678 688">(i)</td> <td data-bbox="678 642 1421 688">between Augusta Street and Cummings Bridge: 2 m</td> </tr> <tr> <td data-bbox="605 688 678 741">(ii)</td> <td data-bbox="678 688 1421 741">between King Edward Avenue and Augusta Street: 1 m</td> </tr> </table> 2. see Section 197(4)(c) for an outdoor commercial patio<br>3. no maximum for any part of a building over the 3 <sup>rd</sup> storey  | (i) | between Augusta Street and Cummings Bridge: 2 m             | (ii) | between King Edward Avenue and Augusta Street: 1 m  |       |  |
| (i)                             | between Augusta Street and Cummings Bridge: 2 m   |     |   |      |   |       |  |
| (ii)                            | between King Edward Avenue and Augusta Street: 1 m  |     |   |      |   |       |  |
| (iii) Minimum side yard setback | 1. abutting an R1, R2, R3 or R4 zone or subzone: 7.5 m<br>2. abutting an R5 zone or subzone: 3 m<br>3. for buildings on lots abutting Rideau Street: <table border="1" data-bbox="605 1010 1421 1108"> <tr> <td data-bbox="605 1010 678 1056">(i)</td> <td data-bbox="678 1010 1421 1056">corner side yard: 1 m</td> </tr> <tr> <td data-bbox="605 1056 678 1108">(ii)</td> <td data-bbox="678 1056 1421 1108">corner side yard for 292 Rideau Street: 3 m</td> </tr> </table> 4. other cases - no minimum  | (i) | corner side yard: 1 m                                       | (ii) | corner side yard for 292 Rideau Street: 3 m   |       |  |
| (i)                             | corner side yard: 1 m   |     |   |      |   |       |  |
| (ii)                            | corner side yard for 292 Rideau Street: 3 m   |     |   |      |   |       |  |
| (iv) Maximum side yard setback  | 1. for buildings on lots abutting Rideau Street: <table border="1" data-bbox="605 1220 1421 1318"> <tr> <td data-bbox="605 1220 678 1266">(i)</td> <td data-bbox="678 1220 1421 1266">corner side yard: 4 m</td> </tr> <tr> <td data-bbox="605 1266 678 1318">(ii)</td> <td data-bbox="678 1266 1421 1318">corner side yard for 292 Rideau Street: 6 m</td> </tr> </table> 2. other cases - no maximum  | (i) | corner side yard: 4 m                                       | (ii) | corner side yard for 292 Rideau Street: 6 m   |       |  |
| (i)                             | corner side yard: 4 m   |     |   |      |   |       |  |
| (ii)                            | corner side yard for 292 Rideau Street: 6 m   |     |   |      |   |       |  |
| (v) Minimum rear yard setback   | 1. abutting a rear yard in a residential zone except R5P to R5T: <table border="1" data-bbox="605 1430 1421 1633"> <tr> <td data-bbox="605 1430 678 1476">(i)</td> <td data-bbox="678 1430 1421 1476">7.5 m</td> </tr> <tr> <td data-bbox="605 1476 678 1556">(ii)</td> <td data-bbox="678 1476 1421 1556">for that part of the building above the 3<sup>rd</sup> storey where the maximum permitted building height is 16 metres or less: 10.5 m</td> </tr> <tr> <td data-bbox="605 1556 678 1633">(iii)</td> <td data-bbox="678 1556 1421 1633">for that part of the building above the 4<sup>th</sup> storey where the maximum permitted building height is greater than 16 metres: 10.5 m</td> </tr> </table> 2. other cases: 3 m | (i) | 7.5 m   | (ii) | for that part of the building above the 3 <sup>rd</sup> storey where the maximum permitted building height is 16 metres or less: 10.5 m | (iii) | for that part of the building above the 4 <sup>th</sup> storey where the maximum permitted building height is greater than 16 metres: 10.5 m |
| (i)                             | 7.5 m   |     |   |      |   |       |  |
| (ii)                            | for that part of the building above the 3 <sup>rd</sup> storey where the maximum permitted building height is 16 metres or less: 10.5 m   |     |   |      |   |       |  |
| (iii)                           | for that part of the building above the 4 <sup>th</sup> storey where the maximum permitted building height is greater than 16 metres: 10.5 m  |     |   |      |   |       |  |
| (vi) Minimum building height    | 10 m, except for the following properties where a minimum of 5 metres applies: <table border="1" data-bbox="605 1776 1421 1866"> <tr> <td data-bbox="605 1776 678 1822">(i)</td> <td data-bbox="678 1776 1421 1822">323 Rideau Street, Lot 11 Rideau North, Plan 43586</td> </tr> <tr> <td data-bbox="605 1822 678 1866">(ii)</td> <td data-bbox="678 1822 1421 1866">362 Rideau Street, East Part Lot 20 Rideau South, Plan 6</td> </tr> </table>  | (i) | 323 Rideau Street, Lot 11 Rideau North, Plan 43586          | (ii) | 362 Rideau Street, East Part Lot 20 Rideau South, Plan 6  |       |  |
| (i)                             | 323 Rideau Street, Lot 11 Rideau North, Plan 43586  |     |   |      |   |       |  |
| (ii)                            | 362 Rideau Street, East Part Lot 20 Rideau South, Plan 6  |     |   |      |   |       |  |

| I<br>ZONING MECHANISM | II<br>PROVISIONS |   |  |
|-----------------------|------------------|---|--|
|                       | (iii)            | 364 Rideau Street, West Part Lot 21 Rideau South, Plan 6      |  |
|                       | (iv)             | 366 Rideau Street, East Part Lot 21 Rideau South, Plan 6      |  |
|                       | (v)              | 377 Rideau Street, Part 5, Plan 4R-15768                      |  |
|                       | (vi)             | 390 Rideau Street East Part Lot 24 Rideau South, Plan 6       |  |
|                       | (vii)            | 418 Rideau Street, Lot 28 Rideau South, Plan 6                |  |
|                       | (viii)           | 487 Rideau Street, South Part Lot 31 Rideau South, Plan 43586 |  |
|                       | (ix)             | 506 Rideau Street, Parts 1 & 2, Plan 5R-8257                  |  |
|                       | (x)              | 508 Rideau Street, Parts 3, 4, and 5, Plan R5-8257            |  |
|                       | (xi)             | 510 Rideau Street, West Part Lot 40 Rideau South, Plan 6      |  |
|                       | (xii)            | 511 Rideau Street, Carleton Condominium Plan 609              |  |
|                       |                  | (xiii)  | 541 Rideau Street, Part 1, Plan R5-5528 and Part 4, Plan R5-5754 |
|                       |                  | (xiv)   | 589 Rideau Street, Carleton Condominium Plan 586                 |

- (f) the floor to ceiling measurement of the ground floor must exceed the floor to ceiling measurement of any floor above the ground floor, except the top floor, by a minimum of 1 metre; and
- (g) a parking lot and parking spaces must be located at least 4.5 metres from a property line abutting Beausoleil Drive, Besserer Street or Tormey Street.

**TM7 Subzone**

- (7) In the TM7 Subzone:
  - (a) the uses listed in subsection 197(2) are not permitted and only the following residential uses are permitted subject to:
    - (i) being in a building containing one or more of the permitted non-residential uses;
      - dwelling unit**
      - rooming house** (By-law 2018-206)

**TM8 Subzone - Beechwood Avenue Subzone**

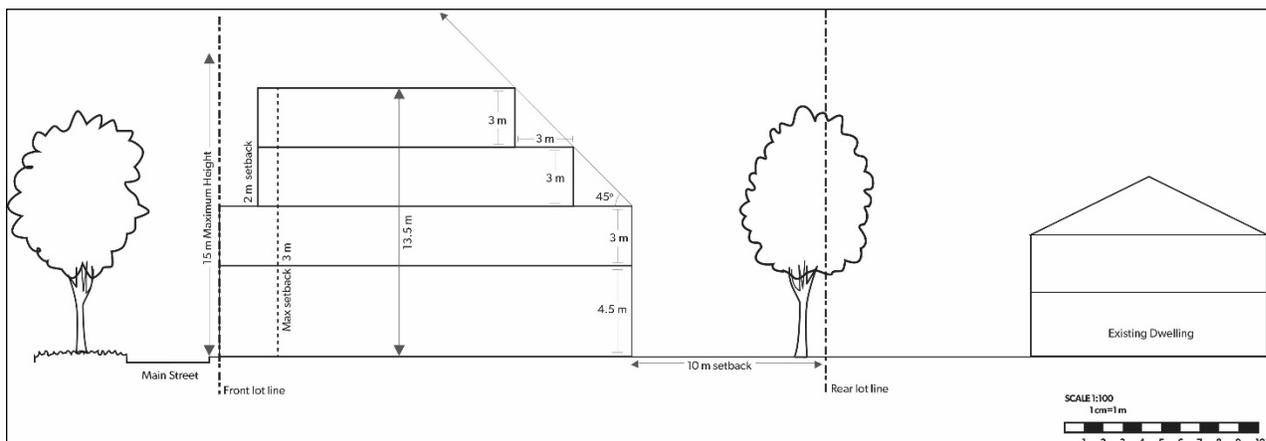
- (8) In the TM8 Subzone:
  - (a) The following use is also permitted provided it is not located on the ground floor of a building:
    - (i) **parking garage**
  - (b) The required front, corner side and rear yard setbacks for lots abutting Beechwood Avenue are as follows:

- (i) front yard setback: a minimum of 0 metres for the first three storeys and above the third storey, a minimum of 2 metres more than the setback of the first three storeys; despite Section 197(3)(c), no maximum above the third storey;
- (ii) corner side yard setback: for the first three storeys, a minimum of 1 metre and a maximum of 3 metres; above the third storey, a minimum of 2 metres more than the setback of the first three storeys;
- (iii) minimum rear yard setback:
  - 1. where abutting a residential zone,
    - 5 metres for the first three storeys, except in the case of corner or through lots 20 metres or greater in width, where setback is 3 metres for up to half the lot width measured from the corner side lot line and 7.5 metres for the remaining portion of the lot width
    - 7.5 metres above the third storey,
  - 2. where abutting a street, 3 metres for the first three storeys; above the third storey, a minimum of 2 metres more than the setback of the first three storeys, and
  - 3. in all other cases, no minimum.
- (c) The required front, interior side and rear yard setbacks for lots not abutting Beechwood Avenue are as follows:
  - (i) front yard setback- minimum of 3 metres, no maximum;
  - (ii) minimum interior side yard setback - 3 metres abutting a residential zone, and no minimum in other cases; and
  - (iii) minimum rear yard setback: same as subsection (b)(iii) above.
- (d) Despite Section 197(5), residential uses are permitted to a maximum of 50% of the ground floor area of a building that faces Barette Street and the uses must face Barette Street. If the ground floor of a building that faces Barette Street is used for a non-residential use, then no vehicular entrances are permitted on the ground floor and a maximum of 10% of the area of the façade can be windows.
- (e) Despite Subsection (b) above, Section 197(4) applies to the maximum front yard and corner side yard setbacks in the TM8 Subzone.

**TM9 Subzone- Stittsville Main Street Subzone**

- (9) In the TM9 Subzone,
  - (a) the following uses are also permitted:
    - bar
    - funeral home
    - parking lot
    - stacked dwelling
    - townhouse dwelling
    - planned unit development (By-law 2017-302)
  - (b) Section 197(1)(b) does not apply:
  - (c) (i) A minimum of 50 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is less than 90 metres wide;

- (ii) A minimum of 30 per cent of the lot width within a distance of the front lot line equal to the required maximum front yard setback, must be occupied by building walls if the lot is 90 metres in width or wider.
- (d) At least 80 per cent of the windows and doors facing Stittsville Main Street must consist of transparent glazing.
- (e) Sections 197(3)(c),(d)(i),(ii)(1),(e) and (f) do not apply and the following yard setbacks apply: (By-law 2016-288)
  - (i) maximum front yard setback: 3 metres
  - (ii) maximum corner side yard setback: 3 metres
  - (iii) minimum interior side yard setback for a non-residential use building or a mixed-use building abutting a residential, open space or environmental protection zone: 7.5 metres
  - (iv) minimum rear yard setback:
    - (a) where the rear lot line abuts a TM9 Zone: 3 metres
    - (b) all other cases: 10 metres
- (f) The maximum front yard and corner side yard setbacks in Section 198(9)(e)(i)(ii) does not apply in the following instances:
  - (i) an area used for the balcony of a residential dwelling unit located on or above the second floor;
  - (ii) when a building is located further from the lot line to provide a required corner lot triangle;
  - (iii) when an outdoor commercial patio accessory to a restaurant use is located in a front or corner side yard, the maximum setback for that same yard is 6 metres;
  - (iv) any part of a building above 7.5 metres, for which a minimum front and corner side yard setback of 2 metres must be provided;
  - (v) if there are high voltage power lines present near the front or corner side lot line then the maximum setback requirement is 5 metres;
  - (vi) the maximum setback requirement may be increased to 4.5 metres where a porch is provided;
  - (vii) where the requirements of 198(9)(c)(i) or (ii) have been met and where on a corner lot at least one building meets the required corner side yard setback.
- (g) Section 197(3)(g)(ii) does not apply and in addition to the maximum permitted height limit:
  - (i) no building may be more than 4 storeys in height;
  - (ii) any part of a building subject to the minimum building height set out in Table 197(g)(i) and located within 10 metres of the corner side lot line abutting the following streets (Carp Road, Hobin Street, Wintergreen Drive, Abbott Street, Orville Street, Elm Crescent and Carleton Cathcart Street) must also be a minimum of 2 storeys.
  - (iii) no part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 7.5 metres from a point 10 metres from the rear lot line, projecting upwards towards the front lot line (see illustration below). (By-law 2015-264)



**TM10 Subzone** (OMB order dated September 25, 2008- File # PL070727)

- (10) Despite anything to the contrary in this by-law, for the lands zoned TM10 Subzone the following provisions shall apply:
- (a) A maximum of one high-rise apartment, including ground floor commercial uses is permitted on the property subject to the following regulations:
    - (i) Notwithstanding the building height provisions of Table 197(g), the high-rise apartment must not exceed a height of 38.0 metres (12 storeys).
    - (ii) The setbacks established in Table 197 and subsection 197(4) do not apply and the following yard setbacks shall apply:
  - (b)
    - (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 2014-292)

| I<br>ZONING MECHANISM  | II<br>REGULATIONS   |            |
|------------------------|---|------------|
| (i) Front yard setback | Minimum   | No Minimum |
|                        | Maximum   | 3.0 m      |
|                        | An added 2.0 metre setback from the provided front yard setback at grade shall occur above the 5 <sup>th</sup> storey or 18 metres whichever is the lessor for the middle 1/3 of the length of the front building façade, otherwise the added 2.0m setback from the provided front yard setback at grade shall apply above the 4 <sup>th</sup> storey or 15.0m. |            |
|                        | Minimum   | No Minimum |

| I<br>ZONING MECHANISM            | II<br>REGULATIONS  |            |
|----------------------------------|--|------------|
| (ii) Corner side yard setback    | Maximum  | 3.0 m      |
| (iii) Interior Side Yard setback | Minimum  | 9.0 m      |
|                                  | <p>An added 2.0 m setback from the provided interior side yard setback at grade shall apply above the 4<sup>th</sup> storey or 15.0m, whichever is the lessor;</p> <p>An added 22.3m setback shall apply above the 8<sup>th</sup> storey or above 27.0m whichever is the lessor, although an enclosed exit corridor, not to exceed 2.5m in height, and 3m in width, shall be permitted to exceed the 8 storey/27.0 m height limit within this setback.</p> |            |
| (iv) Rear Yard Setback           | Minimum  | No minimum |

#### TM11 Subzone- Wellington Street Subzone

- (11) In the TM11 Subzone,
- (a) maximum front yard setback: 3.0m,
  - (b) despite 197(3)(g) – building height:
    - (i) the maximum building height is 20 metres,
    - (ii) for a building that is over 4 storeys in height that part of the building above the 3<sup>rd</sup> storey or above 12.0 metres has a minimum front yard setback of 2 metres,
  - (c) parking spaces required or provided in the TM11 Subzone may be available for parking purposes to any land use located within the TM11 subzone and MC16 Subzone.(OMB Order File #PL110686, issued October 24, 2012),(By-law 2011-216)

#### TM12 – Subzone

- (12) In the TM12 subzone,
- (a) the following uses are also permitted:
    - detached dwelling**
    - duplex dwelling**
    - semi-detached dwelling**
    - stacked dwelling (By-law 2015-43)**
    - three-unit dwelling**
    - townhouse dwelling**
  - (b) for the purposes of Table 197 (d), (f) and (g), a lot in the TM12 subzone that abuts a lot containing one of the uses listed in subsection 198(12)(a) will be considered to abut a residential zone, and subclause 197(g)(ii)(3) applies. (By-law 2014-24)

#### TM13 Subzone

- (13) In the TM13 subzone,
- (a) the following uses are also permitted:

**detached dwelling**  
**duplex dwelling**  
**additional dwelling unit**  
**semi-detached dwelling**  
**three-unit dwelling**  
**townhouse dwelling**

- (b) for the purposes of Table 197 (d), (f) and (g), a lot in the TM13 subzone that abuts a lot containing one of the uses listed in subsection 198(13)(a) will be considered to abut a residential zone, and subclause 197(g)(ii)(3) applies. (By-law 2014-20) (OMB Order File #PL140303, issued March 20, 2015) (By-law 2014-64)

#### **TM14 – Subzone**

(14) In the TM14 subzone,

- (a) Any use listed in subsection 197(1)(e), other than office, is limited to a maximum gross floor area of 225 square metres;
- (b) The following additional uses are also permitted:

**detached dwelling**  
**duplex dwelling**  
**semi-detached dwelling**  
**stacked dwelling**  
**three-unit dwelling**  
**townhouse dwelling**

- (c) Despite clause 197(1)(b), permitted residential uses and office are allowed to occupy any part of the ground floor; and,
- (d) Despite clause 197(g)(ii), the maximum building height is 14.5 metres, except where otherwise provided for by an H suffix, exception or schedule. (By-law 2015-44)

#### **TM15 – subzone**

(15) In the TM15 subzone,

- (a) No residential uses are permitted except:  
dwelling unit
- (b) The following uses are prohibited:  
payday loan establishment
- (c) The following additional uses are permitted:  
bar (By-law 2021-92)
- (d) Despite section 19, where a height suffix applies, the application of any additional setbacks or transitions still apply. (By-law 2022-103)

#### **TM16 Subzone – Bank Street in the Glebe Subzone**

(16) In the TM16 Subzone,

- (a) The minimum rear yard setback is as follows:
- (i) Where the rear yard abuts a residential zone, the minimum rear yard setback is:

1. For the portion of the lot aligning with a required rear yard of the abutting lot: 7.5m.
  2. All other cases: 3m.
- (ii) Where the rear yard abuts a lane that abuts a residential zone, the minimum rear yard setback is per a) above, minus the width of the laneway but in no case be less than 0m.
- (iii) For all other cases, the rear yard setbacks are as in Table 197.
- (b) Where the building height is greater than four storeys or 15 m, at and above the fourth storey or 15 m whichever is the lesser a building must be setback a minimum of 3 m more than the provided setback from the front lot line as set out under subsection 197(5) and from the side lot line abutting a street. (By-law 2021-405)