

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 ZONING MECHANISMS		II 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 LAND USE / LOCATION	II 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

I ZONING MECHANISMS	II PROVISIONS
(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 m²; (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 ZONING MECHANISMS	II PROVISIONS
(i) Minimum lot area	No minimum
(ii) Minimum lot width	No minimum

I ZONING MECHANISMS	II 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 m²;
- (ii) the farmer's market being limited to a combined maximum gross floor area and outdoor space of 3,720 m²; 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 m²; (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

I ZONING MECHANISMS	II PROVISIONS
(a) Minimum lot area	1,800 m ²
(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 ²
(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 ZONING MECHANISMS		II 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 ²
(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

I ZONING MECHANISMS		II PROVISIONS
(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 m², 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

secondary 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)

I ZONING MECHANISMS		II PROVISIONS
(i) Minimum front and corner side yard setbacks	1. for a building with residential land use at grade	5 m
	2. all other cases	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