

Zoning By-law 2014-014

Part 8

Mixed Use Zones

5. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling* or an *accessory dwelling unit* associated with the main *dwelling*. (2023-024)
6. On a *lot* having *lot frontage* greater than 20.0 metres *uses* subject to this footnote are limited to a cumulative maximum width of 50% of the *building* in the first 9.0 metres of depth of the *building* on the *first storey* only, measured in from the *main wall* oriented toward the *front lot line*.
7. Shall have a maximum *net floor area* of 1,400.0 square metres per *premises*, applying only for the portion of the *premises* located on the *first storey*.
8. Prohibited within a single *use building*. (PL140317)

8.3 Regulations

The regulations for *lots* in a Mixed Use *Zone* are set out in Tables 8.3.1 and 8.3.2, below.

Table 8.3.1: Regulations in the Mixed Use Zones						
		CBD	MU1	MU2	MU3	MU4
Minimum front yard	A	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum front yard	A	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum flankage yard	B	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum flankage yard	B	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum interior side yard (2015-018)	C	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Minimum interior side yard abutting a <i>lot</i> in any Residential <i>Zone</i> , Institutional (I) <i>Zone</i> , or Community Use (CU) <i>Zone</i>	C	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum rear yard (2015-018)	D	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Minimum rear yard abutting a <i>lot</i> in any Residential <i>Zone</i> , Institutional (I) <i>Zone</i> , or Community Use (CU) <i>Zone</i>	D	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum number of storeys	H	2 (7)	2 (7)	4 (7)	6 (7)	8 (7)
Maximum number of storeys	H	4 (6)	4	6	8	12
Minimum first storey height		4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)
Minimum height	H	7.5 m (7)	7.5 m (7)	13.5 m (7)	19.5 m (7)	25.5 m (7)
Maximum height	H	15.0 m (6)	15.0 m	22.0 m	29.0 m	43.0 m

Additional Regulations for Zone Regulations Table 8.3.1

1. The *maximum front yard* and *maximum flankage yard* requirements do not apply when an *urban square* measuring no less than 300.0 square metres in area and having a minimum length of 10.0 metres is provided along the length of the *main wall* oriented toward the *front or flankage lot line*.
2. The *maximum front* and *flankage yard* shall be 5.0 metres where a *dwelling* occupies the entire *first storey* on a *lot* having *lot frontage* onto any *public road* other than Lakeshore Road West, Lakeshore Road East, or Kerr Street. (2015-079)
3. Shall only apply to the first 12.0 metres of *building height*, measured along the *main wall* oriented toward the *front or flankage lot line*.
4. The *minimum yard* shall be increased to 7.5 metres for that portion of a *building* greater than 13.5 metres in *height*.
5. The *minimum yard* shall be increased to 10.0 metres for that portion of a *building* greater than 13.5 metres in *height*.
6.
 - a) The maximum number of *storeys* shall be 3 and the maximum *height* shall be 12.0 metres where the *lot* is adjacent to a *lot* in any Residential Low (RL) *Zone*.
 - b) Notwithstanding Section 4.6.4(a), a *mechanical penthouse* shall not exceed 3.0 metres in height, measured from the top of the roof on which the *mechanical penthouse* is directly situated, where the *lot* is adjacent to a *lot* in any Residential Low (RL) *Zone*.
7. Any *building* legally existing on the effective date of this By-law not complying with this provision shall be permitted.

Table 8.3.2: Regulations for Permitted Detached, Semi-detached, and Townhouse Dwellings			
	<i>Detached dwellings</i>	<i>Semi-detached dwellings</i>	<i>Townhouse dwellings</i>
<i>Minimum lot area</i>	As legally existing on the effective date of this By-law		
<i>Minimum lot frontage</i>			
<i>Minimum front yard</i> A	As legally existing on the effective date of this By-law less 1.0 metre (1)		
<i>Minimum flankage yard</i> B	3.0 m	3.0 m	3.0 m
<i>Minimum interior side yard</i> C	1.2 m	1.2 m (2)	1.2 m (2)
<i>Minimum rear yard</i> D	7.5 m	7.5 m	7.5 m
Maximum number of <i>storeys</i> H	3	3	3
Maximum <i>height</i> H	12.0 m	12.0 m	12.0 m
Maximum <i>lot coverage</i> for the <i>dwelling</i>	35%	n/a	n/a
Regulations for <i>accessory buildings and structures</i>	Section 6.5 shall apply		

Additional Regulations for Zone Regulations Table 8.3.2

1. Notwithstanding this, Section 6.6 additionally applies for any *dwelling* erected between *dwelling*s that legally existed on the effective date of this By-law. (2015-018)
2. Section 6.10 of this By-law shall apply for determining *yard* compliance.

Part 15

Special Provisions

343	105 Garden Drive		Parent Zone: CBD
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)		(2013-101) (2015-018) (2017-036)
15.343.1 Prohibited Uses			
The following <i>uses</i> are prohibited:			
a)	<i>Commercial parking area</i>		
b)	<i>Taxi dispatch</i>		
15.343.2 Zone Provisions			
The following zone regulations apply to a <i>Long Term Care Facility</i> and/or <i>Retirement Home</i> : (2017-036)			
a)	Maximum number of <i>dwelling units</i>	60	
b)	Maximum <i>height</i>	14.3 m	
c)	Maximum <i>first storey height</i>	4.0 m	
d)	Minimum width of landscaping along a <i>lot line</i> abutting a Residential <i>Zone</i>	1.5 m, and may include hard landscaping	
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the <i>building</i>	1.5 m	
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West	6.0 m	
g)	Maximum area for outdoor second floor personal recreation space (2015-018)	54.0 m ²	
h)	Minimum setback for a rooftop terrace from the eastern edge of the <i>building</i>	9.0 m	
i)	Maximum area for a rooftop terrace (2015-018)	22.0 m ²	
15.343.3 Parking Provisions			
The following parking regulations apply to a <i>Long Term Care Facility</i> and/or <i>Retirement Home</i> : (2017-036)			
a)	Minimum number of <i>parking spaces</i>	22, which includes 2 <i>tandem parking spaces</i>	
15.343.4 Special Site Provisions			
The following additional provisions apply:			
a)	The <i>front lot line</i> shall be the <i>lot line</i> abutting Lakeshore Road West.		
b)	A <i>driveway</i> shall not be permitted from Lakeshore Road West.		
c)	Outdoor amenity space shall only be permitted on the second floor and rooftop.		

418	105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)		(2022-099) OLT-21-001638
The lands subject to Special provision 418 may be developed and used in accordance with either subsection 15.418.1 or subsection 15.418.2		
15.418.1 Option #1 (Block 1)		
15.418.1.1 Permitted Uses for Block 1		
The following <i>uses</i> are only permitted on lands identified as Block 1 on Figure 15.418.1		
a)	<i>Long term care facility</i>	
b)	<i>Retirement home</i>	
c)	<i>Art Gallery</i>	
d)	<i>Business office</i>	
e)	<i>Financial institution</i>	
f)	<i>Medical office</i>	
g)	<i>Restaurant</i>	
h)	<i>Retail store</i>	
i)	<i>Service commercial establishment</i>	
15.418.1.2 Additional Regulations for Permitted Uses on Block 1		
The following additional regulations apply to a <i>long term care facility</i> or a <i>retirement home</i> on Block 1 on Figure 15.418.1		
a)	<i>Art gallery, business office, financial institution, medical office, restaurant, retail store, and/or service commercial establishment</i> uses are required within the <i>first storey</i> of a <i>long term care facility</i> or <i>retirement home</i> for the lands identified as Block 1a on Figure 15.418.1	
b)	Minimum combined <i>floor area</i> for all <i>art gallery, business office, financial institution, medical office, restaurant, retail store, and/or service commercial establishment</i> uses required within the <i>first storey</i> within Block 1a on Figure 15.418.1 shall be 130m ²	
c)	Only the uses listed in 15.148.1.2 a) shall be oriented onto Lakeshore Road West on the <i>first storey</i> save and except corridors, hallways and stairwells of a <i>long term care facility</i> or a <i>retirement home</i> .	
d)	<i>Assisted living</i> and <i>dwelling units</i> shall not be permitted in the <i>fifth storey</i> .	
15.418.1.3 Additional Zone Provisions for Block 1		
The following additional regulations apply to Block 1 on Figure 15.418.1		
a)	Minimum <i>front yard</i> for the <i>fifth storey</i> including <i>mechanical penthouse</i>	10.0m
b)	Maximum <i>front yard</i> for the <i>fifth storey</i> shall not apply	
c)	Minimum <i>flankage yard</i> for the <i>fifth storey</i> including <i>mechanical penthouse</i>	7.0m
d)	Maximum <i>flankage yard</i>	5m
e)	Maximum <i>flankage yard</i> for <i>fifth storey</i> shall not apply	
f)	Minimum <i>interior yard</i> for the <i>first and second storey</i> abutting a <i>residential zone</i> or a <i>mixed use zone</i>	4m
g)	Minimum <i>interior side yard</i> for the <i>third and fourth storey</i> abutting a <i>residential zone</i>	10.5m

418	105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)		(2022-099) OLT-21-001638
h)	Minimum <i>interior side yard</i> for the third and fourth <i>storey</i> abutting a <i>mixed use zone</i>	6.0m
i)	Minimum <i>interior side yard</i> for the fifth <i>storey</i> including <i>mechanical penthouse</i>	16.0m
j)	Minimum <i>rear yard</i> for the <i>first</i> to fourth <i>storey</i>	3.5m
k)	Minimum <i>rear yard</i> for the fifth <i>storey</i> including <i>mechanical penthouse</i>	27.0m
l)	Maximum encroachment for a stair well tower into a <i>rear yard</i> for the fifth <i>storey</i>	11.0m
m)	Minimum setback from the edge of the roof for <i>structures</i> on a <i>rooftop terrace</i>	2m
n)	<i>Section 4.27 e) shall not apply</i>	
o)	Maximum number of <i>storeys</i>	5
p)	Maximum <i>height</i>	18.5 m
q)	Maximum <i>floor area</i> of the fifth <i>storey</i>	975 m ²
r)	Maximum depth of an <i>uncovered platform</i> on the <i>first storey</i> .	2.0 m
s)	Minimum width of <i>landscaping</i> abutting a <i>residential zone</i> shall not apply.	
t)	A minimum of 70% of the length of all main walls oriented toward the <i>flankage lot line</i> shall be located within the area on the lot defined by the minimum and maximum <i>flankage yards</i> .	
15.418.1.4 Parking Provisions for Block 1		
a)	Section 5.2.3 d) shall not apply to parallel <i>parking spaces</i> for the uses noted in Section 15.418.1	
15.418.1.5 Special Site Provisions For Block 1		
a)	All lands as identified in Block 1 shall be considered as one <i>corner lot</i> for the purposes of this by-law. The <i>lot line</i> abutting Lakeshore Road West shall be deemed the <i>front lot line</i> and the <i>lot line</i> abutting Garden Drive shall be deemed the <i>flankage lot line</i> .	
15.418.2 Option #2 (Block 2)		
15.418.2.1 Permitted Uses for Block 2		
The following <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.418.2		
a)	<i>Townhouse Dwellings</i> on Block 2a	
b)	Uses permitted in the MU1 zone, except for <i>commercial parking area</i> and <i>taxi dispatch</i> on Block 2b	
15.418.2.2 Regulations for Permitted Uses for Block 2a		
The following regulations apply to lands identified as Block 2a on Figure 15.418.2		
a)	Maximum number <i>dwellings</i>	18
b)	Minimum <i>lot frontage</i> per <i>dwelling</i>	4.0m
c)	Minimum <i>front yard</i>	3.0m
d)	Minimum <i>interior side yard</i> - north side	1.2m

418	105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)		(2022-099) OLT-21-001638
e)	Minimum <i>interior side yard</i> - north side below <i>grade</i>	0.7m
f)	Minimum <i>interior side yard</i> - south side above <i>grade</i>	2.0m
g)	Minimum <i>interior side yard</i> - south side below <i>grade</i>	0.3m
h)	Minimum <i>rear yard</i> for a <i>dwelling</i>	14.5m
i)	Minimum <i>rear yard</i> for a below <i>grade</i> lane	8.0m
j)	Minimum <i>rear yard</i> – below <i>grade</i> for a geothermal mechanical room	3.0m
k)	Minimum <i>rear yard</i> – below <i>grade</i> for visitor parking	1.3m
l)	Minimum <i>rear yard</i> – below <i>grade</i> for egress stair well	4.5m
m)	Maximum number of <i>storeys</i>	3
n)	Maximum <i>height</i>	10.7m
o)	Maximum additional <i>height</i> for a <i>mechanical penthouse</i>	2.5m and section 4.6.4 shall apply
p)	Maximum projection into a <i>front yard</i> for a non-walk in bay, box out, and bow windows with or without foundations spanning one or two <i>storeys</i> , and porches open or covered by a roof located on the same level or lower as the main floor of the <i>dwelling</i>	1.0m
q)	Maximum projection into a <i>rear yard</i> for <i>uncovered platforms</i> which are attached to the rear wall of the <i>dwelling</i> located at a minimum <i>height</i> of 2.0 m above surrounding <i>grade</i>	Permitted up to the <i>rear</i> and <i>side lot lines</i>
r)	The parapet setback for <i>lots</i> in a Residential Medium (RM) Zone in Section 4.6.3 shall not apply	
t)	<i>Motor vehicle</i> access to individual <i>dwelling units</i> shall only be provided via a private rear <i>lane</i> .	
15.418.2.3 Regulations for Permitted Uses for Block 2b		
The following regulations apply to <i>long term care facilities</i> and <i>retirement homes</i> permitted on lands identified as Block 2b on Figure 15.418.2		
a)	Maximum number of <i>dwelling units</i>	60
b)	Maximum <i>height</i>	14.3m
c)	Maximum <i>first storey height</i>	4.0m
d)	Minimum width of <i>landscaping</i> along a <i>lot line</i> abutting a <i>Residential Zone</i>	1.5m and may include hard landscaping
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the <i>building</i>	1.5m
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West	6.0m
g)	Maximum area for outdoor second floor personal recreation space (2015-018)	54.0m ²
h)	Minimum setback for a <i>rooftop terrace</i> from the eastern edge of the <i>building</i>	9.0m
i)	Maximum area for a <i>rooftop terrace</i> (2015-018)	22.0 m ²

418	105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)		(2022-099) OLT-21-001638

- j) The *front lot line* shall be the *lot line* abutting Lakeshore Road West
- k) A *driveway* shall not be permitted on Lakeshore Road West
- l) Outdoor amenity space shall only be permitted on the second floor and rooftop

15.418.2.4 Parking Provisions for Block 2

- | | |
|--|------------------------------------|
| a) Minimum number of <i>parking spaces</i> for <i>long term care facilities</i> or <i>retirement home</i> on Block 2b in Figure 15.418.2 | 22, which includes 2 tandem spaces |
|--|------------------------------------|

15.418.2.5 Special Site Provisions for Block 2

- a) All lands identified as Block 2a on Figure 15.418.2 shall be considered an *interior lot*. The *lot line* abutting Garden Drive shall be deemed the *front lot line*.
- b) All lands identified as Block 2b on Figure 15.418.2 shall be considered a *corner lot*. The *lot line* abutting Lakeshore Road West shall be deemed the *front lot line* and the *lot line* abutting Garden Drive shall be deemed the *flankage lot line*.

15.418.3 Special Figures

Figure 15.418.1

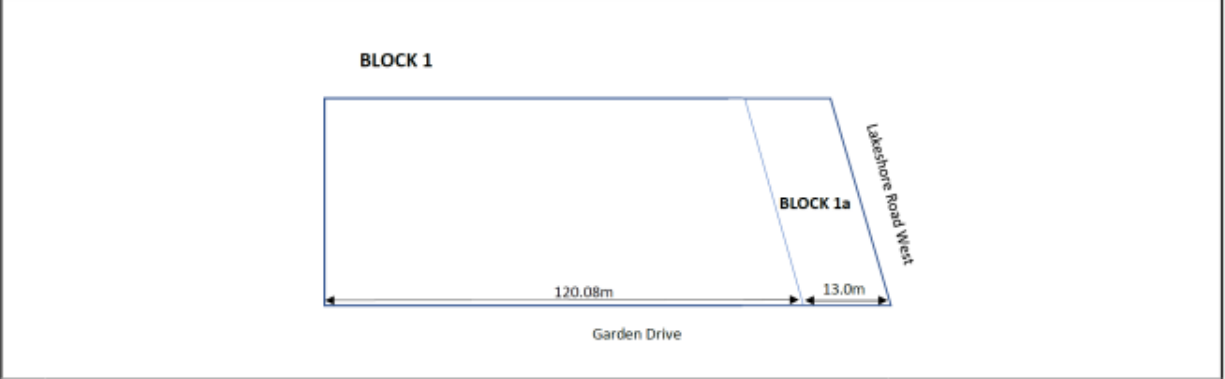


Figure 15.418.2

