

11.4 TRANSIT ORIENTED CORRIDOR MIXED USE HIGH DENSITY (TOC4) ZONE

Explanatory Note: *The TOC4 Zone is applied within the Centennial Sub-Regional Service Node, along the major arterial road that functions as a higher order transit corridor. The Zone provides for a mixture of service commercial and retail uses intended to serve a regional market and the day-to-day needs of residents in the immediate area. The intent of the built form requirements is to create a people place through the design and physical arrangement of service commercial, retail and high density residential uses to facilitate the function of the area as a major transit hub.*

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Transit Oriented Corridor Mixed Use High Density (TOC4) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

- 11.4.1 PERMITTED USES**
- Artist Studio
 - Beverage Making Establishment
 - Catering Service
 - Commercial Entertainment
 - Commercial Recreation
 - Commercial School
 - Communications Establishment
 - Craftsperson Shop
 - Day Nursery
 - Dwelling Unit, Mixed Use (By-law No. 21-189,
October 13, 2021)
 - Financial Establishment
 - Hotel
 - Laboratory
 - Long Term Care Facility
 - Medical Clinic
 - Microbrewery
 - Office
 - Performing Arts Theatre
 - Personal Service
 - Place of Assembly
 - Place of Worship
 - Repair Service
 - Restaurant
 - Retail
 - Retirement Home
 - Social Services Establishment
 - Tradesperson's Shop
 - Urban Farmers Market

SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES**ZONING BY-LAW**

Veterinary Service

11.4.1.1 RESTRICTED USES

- i) In addition to Subsection 11.4.1, the following use shall be permitted in accordance with the following restrictions:
 - i) 1. Restriction of Uses within a building:
 - A. Notwithstanding Subsection 11.4.1, a Dwelling Unit(s), Mixed Use shall only be permitted above the ground floor.
- (By-law No. 21-189, October 13, 2021)

11.4.2 PROHIBITED USES

- i) Notwithstanding Section 11.4.1, the following uses are prohibited, even as an accessory use:
 - Drive-Through Facility
 - Motor Vehicle Dealership
 - Motor Vehicle Gas Bar
 - Motor Vehicle Rental Establishment
 - Motor Vehicle Service Station
 - Motor Vehicle Washing Establishment
- ii) Notwithstanding Section 11.4.1, the following use is prohibited, except if considered an accessory use to another permitted use:
 - Garden Centre

11.4.3 REGULATIONS

- a) Building Setback from a Street Line
 - i) Maximum 3.0 metres, except where a visibility triangle is required for a driveway access.
 - ii) Notwithstanding Subsection i), a minimum setback of 6.0 metres for that portion of a building providing an access driveway to a garage.
 - iii) Where a building(s) exists and complies with Subsection 11.4.3 g) ii) and iii), additional building(s) constructed on the lot shall not be subject to Subsection 11.4.3 a) i) and ii) as it relates to setback from a lot line.

SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES**ZONING BY-LAW**

- b) Minimum Rear Yard i) 7.5 metres.
- ii) Notwithstanding Section 11.4.3 b) i), in the case of a corner lot where a rear lot line is abutting a street line, the requirements of Section 11.4.3 a) shall apply.
(By-law No. 24-137, July 12, 2024)
- c) Minimum Interior Side Yard 7.5 metres abutting a Residential Zone or Institutional Zone.
- d) Building Height i) Minimum 11.0 metres;
- ii) Maximum 40.0 metres;
- iii) In addition to Subsection 11.4.3 d) i) and notwithstanding Subsection 11.4.3 d) ii), any building height above 11.0 metres may be equivalently increased as the yard increases beyond the minimum yard requirement established in Subsection 11.4.3 b) and c) when abutting a Residential or Institutional Zone, to a maximum building height of 22.0 metres;
- iv) Any portion of a building above 22.0 metres in height, to a maximum of 40.0 metres, shall be setback a minimum of 29.5 metres from the rear or interior side lot line when abutting a Residential or Institutional Zone;
- v) In addition to the definition of Building Height, any wholly enclosed or partially enclosed amenity area, or any portion of a building designed to provide access to a rooftop amenity area shall be permitted to project above the uppermost point of the building, subject to the following regulations:
- A. The total floor area of the wholly enclosed or partially enclosed structure belonging to an amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not exceed 10% of the floor area of the storey directly beneath;

- B. The wholly enclosed or partially enclosed amenity area, or portion of a building designed to provide access to a rooftop amenity area shall be setback a minimum of 3.0 metres from the exterior walls of the storey directly beneath; and,
 - C. The wholly enclosed or partially enclosed amenity area, or portion of a building designed to provide access to a rooftop amenity area shall not be greater than 3.0 metres in vertical distance from the uppermost point of the building to the uppermost point of the rooftop enclosure.
- e) Maximum Gross Floor Area for Microbrewery 700.0 square metres;
 - f) Maximum Gross Floor Area for an Office Building 4,000.0 square metres per individual building.
(By-law No. 24-137, July 12, 2024)
 - g) Built Form for New Development In the case of buildings constructed after the effective date of this by-law or additions to buildings existing as of the effective date of this by-law:
 - i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
 - ii) For an interior lot or a through lot, the minimum width of the ground floor façade facing the front lot line shall be greater than or equal to 75% of the measurement of the front lot line.
 - iii) For a corner lot, the minimum combined width of the ground floor façade facing a street line shall be greater than or equal to 75% of the measurement of all lot lines abutting the street.
(By-law No. 24-137, July 12, 2024)
 - iv) In addition to Subsection 11.4.3 g) ii) and iii), the minimum width of the ground floor façade facing a street line shall exclude access driveways and

required yards along a lot line abutting a street.
(By-law No. 24-137, July 12, 2024)

- v) No parking, stacking lanes, or aisles shall be located between the required building façade and the front lot line or flankage lot line.
- vi) A minimum of one principal entrance shall be provided:
 - 1. Within the ground floor façade that is setback closest to the street; and,
 - 2. Shall be accessible from the building façade with direct access from the public sidewalk.
- vii) Notwithstanding the definition of planting strip, a sidewalk shall be permitted where required by Subsection vi) above.
- viii) For commercial development existing at the time of passing of this by-law, Subsections 11.4.3 g) ii) and iii) shall not apply to new commercial buildings subject to the following:
 - 1. The maximum Gross Floor Area of each building shall be 650 square metres; and,
 - 2. Notwithstanding Subsection 11.4.3 d) i), the minimum Building Height shall be 4.5 metres.
- ix) Notwithstanding Subsection 11.4.3, for properties designated under the Ontario Heritage Act, any alternative building design or building materials approved through the issuance of a Heritage Permit shall be deemed to comply with this Section.
- x) The first storey shall have a minimum height of 3.6 metres and a maximum height of 4.5 metres.
- h) Minimum Amenity Area for Dwelling Units in Conjunction with a Commercial On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:

SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES**ZONING BY-LAW****Use**

- i) An area of 4.0 square metres for each dwelling unit less than 50 square metres;
 - ii) An area of 6.0 square metres for each dwelling unit more than 50 square metres;
 - iii) In addition to the definition of Amenity Area, an Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios; and,
 - iv) In addition to the definition of Amenity Area, the required Amenity Area shall be provided exclusively for the residential component and shall be functionally separated from public areas associated with any commercial component.
- i) **Planting Strip Requirements** Where a property lot line abuts a property lot line within a Residential Zone or an Institutional Zone and not a laneway, a minimum 1.5 metre wide Planting Strip shall be provided and maintained.
- j) **Visual Barrier**
 - i) A visual barrier shall be required along any lot line abutting an Institutional Zone or Residential Zone in accordance with the requirements of Section 4.19 of this By-law.
 - ii) Notwithstanding Subsection 11.4.3 j) i), no visual barrier(s) shall be permitted between the building façade and the street.
- k) **Outdoor Storage**
 - i) No outdoor storage of goods, materials, or equipment shall be permitted.
 - ii) Notwithstanding Subsection 11.4.3 k) i), the display of goods or materials for retail purposes accessory to a retail use shall only be permitted in a front yard or flankage yard.

11.4.4 PARKING

In accordance with the requirements of Section 5 of this By-law.

SECTION 11: TRANSIT ORIENTED CORRIDOR ZONES**ZONING BY-LAW****11.4.5 ACCESSORY BUILDINGS**

- i) In accordance with the requirements of Section 4.8 of this By-law.
- ii) Notwithstanding Subsection 11.4.5 i), accessory buildings and structures shall not be subject to 11.4.3 a).

11.4.6 URBAN FARMERS MARKET

In accordance with the requirements of Section 4.28 of this By-law.

(By-law 18-032, February 14, 2018)