

**15.4 MEDIUM DENSITY LOW RISE RESIDENTIAL – (R3) ZONE**

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Explanatory Note: The R3 Zone applies to medium density low rise residential areas. The intent of the R3 Zone is to permit a range of medium density residential housing types to meet the needs of the residents of the city and housing choice in the interior of neighbourhoods, on collector roads.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Medium Density Low Rise Residential (R3) 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:

**15.4.1 PERMITTED USES**

Child Care Centre  
Community Garden  
Lodging House  
Multiple Dwelling  
Multiple Dwelling Townhouse  
Residential Care Facility  
Retirement Home  
Urban Farm

**15.4.1.1 RESTRICTED USES**

In addition to Section 15.4.1, the following uses shall be permitted in accordance with the following restrictions:

- i) Restriction of Uses within a building:
  - 1. The primary entrance of a Multiple Dwelling shall be a maximum of 0.9 metres above Grade.

- ii) The following uses shall only be permitted as a secondary use to a Lodging House, Multiple Dwelling, Residential Care Facility, or Retirement Home and shall only be permitted within the ground floor of a building:

Child Care Centre

## **15.4.2 REGULATIONS**

### **15.4.2.1 MULTIPLE DWELLING TOWNHOUSE**

- a) Dwelling Unit Arrangement
 

Any Multiple Dwelling Townhouse shall be designed so that any linear row of attached townhouse units shall not exceed 8 Dwelling Units in length.
- b) Minimum Unit Width for each Dwelling Unit
  - i) 6.0 metres where the Dwelling Unit contains a garage; and,
  - ii) 5.0 metres where the Dwelling Unit does not contain a garage.
- c) Minimum Setback from a Street Line
  - i) 4.0 metres;
  - ii) Notwithstanding Section 15.4.2.1 c) i), for lots identified on Figure 46 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the street line in accordance with the following:
    - 1. Within 10 percent of the average street line setback of the two adjacent dwellings, or in the case of a corner lot, within 10% of the

setback from the Street Line of the adjacent dwelling sharing a common lot line; and,

2. In no case shall the Street Line setback be less than 0.5 metres.

d) Minimum Setback from a Side or Rear Lot Line

i) Where the lot line abuts a lot in a Low Density Residential (R1), Low Density Residential – Small Lot (R1a), Low Density Residential – Large Lot (R2), Neighbourhood Institutional (I1), or Community Institutional (I2) Zone:

1. For the first 25 metres measured from the intersection of the lot line and a street: 1.2 metres if the wall contains no windows to a habitable room and 7.5 metres if the wall contains windows to a habitable room; and,
2. Beyond 25 metres measured from the intersection of the lot line and a street: 7.5 metres.

ii) In all other cases:

1. 1.5 metres where the wall contains no windows to a habitable room; and,
2. 4.5 metres where the wall contains windows to a habitable room.

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- e) Minimum Distance Between Buildings on a Lot
- i) Between two exterior walls which contain no windows to a habitable room: 3.0 metres;
  - ii) Between two exterior walls, at least one of which contains windows to a habitable room: 6.0 metres; and,
  - iii) Between two exterior walls, both of which contain windows to a habitable room: 12.0 metres.
- f) Maximum Building Height
- i) 10.5 metres;
  - ii) Notwithstanding Section 15.4.2.1 f) i), portions of a building used exclusively for providing access to rooftop amenity and privacy screens associated with rooftop amenity may project above the maximum permitted height by 3.0 metres, provided that any enclosed access is located a minimum of 3.0 metres from the exterior walls of the storey directly beneath.
- g) Built Form for New Development
- In the case of buildings constructed after the effective date of this By-law:
- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
- h) Minimum Landscaped Area
- i) 30% of the Lot Area;
  - ii) Notwithstanding Section 15.4.2.1 h) i), for lots identified on Figure 46 of Schedule "F" –

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Special Figures of this By-law, the minimum Landscaped Area shall be 15% of the Lot Area; and,

iii) Within the Landscaped Area, the requirements of Section 4.35.2 of this By-law shall apply.

i) Minimum Amenity Area per Dwelling Unit

i) 5.0 square metres per Dwelling Unit, which may be provided in a communal area, exclusive to the dwelling unit or a combination of both;

ii) In addition to the definition of Amenity Area, an Amenity Area satisfying Section 15.4.2.1 i) i) 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,

iii) In addition to Section 15.4.2.1 i) i), 4.0 square metres per dwelling unit which is located above another dwelling unit or has a rear wall attached to the rear wall of another dwelling unit must be provided in one or more communal areas each having a minimum area of 20 square metres and which is located entirely outdoors and on the surface of the ground.

j) Location of Parking

No parking spaces shall be located between a building Façade and a lot line abutting a street, except that parking shall be permitted on individual driveways leading to garages forming part of a unit.

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- k) Vehicular Accesses
  - i) Two;
  - ii) In addition to Section 15.4.2.1 k) i), one additional access driveway shall be permitted for every 150.0 metres of cumulative portions of any lot line abutting a street.

- l) Pedestrian Accesses
 

Any ground floor Dwelling Unit adjacent to a yard abutting a street must have a minimum of one pedestrian entrance which is located in a façade facing a street.

- m) Maximum Height of a Principal Pedestrian Entrance
 

The height of the floor level of any principal pedestrian entrance shall be a maximum of 1.2 metres above grade.

- n) Waste Storage
 

Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.

#### **15.4.2.2 LODGING HOUSE, MULTIPLE DWELLING, RESIDENTIAL CARE FACILITY, AND RETIREMENT HOME REGULATIONS**

- a) Minimum Setback from a Street Line
  - i) 4.0 metres;
  - ii) Notwithstanding Section 15.4.2.2 a) i), for lots identified on Figure 46 of Schedule "F" – Special Figures of this By-law, a building may be erected closer to the street line in accordance with the following:

1. Within 10 percent of the average setback from the front lot line or flankage lot line of the two adjacent dwellings, or in the case of a corner lot, within 10% of the setback from the front lot line of the adjacent dwelling sharing a side lot line.
  2. In no cases shall the setback from the front lot line be less than 0.5 metres.
- b) Minimum Setback from a Side Lot Line
- i) 1.2 metres; and,
  - ii) Notwithstanding Section 15.4.2.2 b) i)., where windows of a habitable room face a side lot line, the minimum setback shall be 4.0 metres.
- c) Minimum Setback from the Rear Lot Line 7.5 metres.
- d) Maximum Building Height
- i. 12.0 metres.
  - ii. Notwithstanding Section 15.4.2.2 c) i), portions of a building used exclusively for providing access to rooftop amenity and privacy screens associated with rooftop amenity may project above the maximum permitted height by 3.0 metres, provided that any enclosed access

is located a minimum of 3.0 metres from the exterior walls of the storey directly beneath.

e) Minimum Landscaped Area

i) 30% of the Lot Area.

ii) Notwithstanding Section 15.4.2.2 e) i), for lots identified on Figure 46 of Schedule "F" – Special Figures of this By-law, the minimum Landscaped Area shall be 15% of the Lot Area.

iii) Within the Landscaped Area, the requirements of Section 4.35.2 of this By-law shall apply.

f) Minimum Distance Between Buildings on a Lot

i) Between two exterior walls which contain no windows to a habitable room: 3.0 metres;

ii) Between two exterior walls, one of which contains windows to a habitable room: 6.0 metres;

iii) Between two exterior walls, both of which contain windows to a habitable room: 12.0 metres.

g) Built Form for New Development

In the case of buildings constructed after the effective date of this By-law excluding any alterations to façade, windows or



doors, after the effective date of this by-law:

- i) Rooftop mechanical equipment shall be located and/or screened from view of any abutting street;
- ii) No parking, or aisles shall be located between the building façade and a Street Line; and,
- iii) All principal entrances shall face the street and be accessible from the building façade with direct access from the public sidewalk.

h) Minimum Amenity Area Per Dwelling Unit

On a lot containing more than 10 Dwelling Units, the following minimum Amenity Area requirements shall be provided exclusively for the residential use and shall be functionally separated from public areas associated with any non-residential use:

- i) 5.0 square metres per dwelling unit, subject to the following regulations:
  - 1. 3.0 square metres shall be outdoors on or above the ground, at least 50% of which shall be a contiguous area.
  - 2. 2.0 square metres shall be indoors.

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j) Vehicular Accesses

i) Two.

ii) In addition to Section 15.4.2.2, one additional access driveway shall be permitted for every 150.0 metres of cumulative portions of any lot line abutting a street.

k) Waste Storage

Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.

**15.4.2.3 SINGLE DETACHED, SEMI-DETACHED, DUPLEX, TRIPLEX, FOURPLEX, AND STREET TOWNHOUSE DWELLINGS EXISTING AT THE DATE OF THE PASSING OF THE BY- LAW**

i) In In addition to Section 4.12 j) and in accordance with Section 34(10) of the Planning Act, R.S.O.,1990, c.P.13, an addition or alteration to a single detached, semi-detached, duplex, triplex, fourplex, or street townhouse dwelling not permitted by the By-law but legally existing at the date of the passing of the By-law that increases the volume or size of the interior of the building shall be permitted as follows :

ii) The increase shall not exceed a maximum of 10% of the Gross Floor Area of the building existing at the date of the passing of the by-law;

iii) The existing setback from the side lot line and street line are maintained for the addition.

**15.4.2.4 SINGLE DETACHED, SEMI-  
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LAW**

In addition to Section 1.11, an Additional Dwelling Unit and Additional Dwelling Unit – Detached, shall be permitted in accordance with the requirements of Section 4.33.

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