

**SECTION 15B - ZONE R-7B: RESIDENTIAL – MULTIPLE/DESIGN GUIDELINES/MIXED USE**

**15B.1 Permitted Uses**

Within a Zone R-7B, no land shall be used and no building or structure shall be erected or used except for one of the Permitted Uses listed in Column 1 below.

**15B.2 Regulations**

Within a Zone R-7B, no land shall be used and no building or structure shall be erected or used except in conformity with the applicable regulations contained in Section 6 entitled “General Regulations” and the additional regulations listed in Column 2 below for the specific uses.

<b><u>Sub-Section</u></b>	<b><u>Column 1</u></b> <b><u>Permitted Uses</u></b>	<b><u>Column 2</u></b> <b><u>Additional Regulations</u></b>
15B.2.1	Residential Building - Apartment	In conformity with the provisions of Section 15B.3
15B.2.2	Residential Building - Row	In conformity with the provisions of Section 15B.4
15B.2.3	Group Multiple Housing Development	In conformity with the provisions of Sections 15B.3 or 15B.4
15B.2.4	Mixed Use Building	In conformity with the provisions of Section 15B.5
15B.2.5	Live / Work Building	In conformity with the provisions of Section 15B.6
15B.2.6	Residential Building Back to Back Townhouses	In conformity with the provisions of Section 15B.7
15B.2.7	<b><u>Accessory Use</u></b>	
(a)	Buildings or structures accessory to the foregoing permitted uses	In conformity with the provisions of sub-section 6.4

**15B.3 Regulations for Residential Building - Apartment**

15B.3.1	<b>Minimum Lot Width:</b>
(a)	6 units or less: 18 metres
(b)	For each additional unit, the minimum lot width shall be increased 0.75 metres to a maximum of 36.5 metres
15B.3.2	<b>Minimum Floor Area Per Dwelling Unit:</b>
(a)	Bachelor or One Bedroom - 37 square metres
(b)	Two or More Bedrooms - 60 square metres

15B.3.4	<p><b>Minimum Side Yard - Each Side:</b> Equal to one-half (1/2) building height but in no case less than 3 metres. Notwithstanding the foregoing, in any case where main entrances to dwelling units or where windows to habitable rooms face on a side yard, such side yard shall have a minimum width throughout of not less than 7.5 metres.</p> <p>In any <u>Residential Building - Apartment</u> containing ten (10) or more units and where access to required off-street parking is provided through one side yard only, the minimum width of such side yard shall be not less than 5.5 metres</p>
15B.3.5	<p><b>Minimum Rear Yard:</b> Equal to one-half (1/2) building height but in no case less than 7.5 metres</p>
15B.3.6	<p><b>Minimum Amenity Area:</b> 30 square metres per dwelling unit, which may include common areas for indoor recreational and entertainment and/or balconies</p>
15B.3.7	<p><b>Maximum Lot Coverage - All Buildings:</b> 50% of Lot Area</p>
15B.3.8	<p><b>Maximum Building Height:</b> 8 storeys or 30 metres, whichever is less</p>
15B.3.9	<p><b>Apartment Definition</b> – Notwithstanding Section 1.101.1 of the By-law the definition of an Residential Apartment shall mean a Residential Building containing 3 or more dwelling units, which may share a common hallway and/or have individual direct outside access, in conformity to the Building Code. An apartment unit with a primary access through another apartment units is prohibited.</p>
15B.3.10	<p><b>Off-Street Parking:</b> In conformity with the provisions of sub-sections 6.11 and 6.13</p>

15B.4 **Regulations for Residential Building - Row**

15B.4.1	<p><b>Minimum Lot Area Per Dwelling Unit:</b> 90 square metres</p>
15B.4.2	<p><b>Minimum Floor Area Per Dwelling Unit:</b> 60 square metres</p>
15B.4.3	<p><b>Minimum Building Line Setback</b></p> <ul style="list-style-type: none"> <li>a) Front wall of the townhouse unit – 5 metres</li> <li>b) Front wall of a one car garage – 9 metres</li> <li>c) Front wall of a two car garage – 6 metres</li> <li>d) Front wall of a porch – 3.5 metres</li> <li>e) In conformity with the setback provision in Section 11B.3.4 and 11B.3.5</li> </ul>
15B.4.4	<p><b>Minimum Side Yard:</b></p> <ul style="list-style-type: none"> <li>a) To an external lot line adjacent to another housing type – 3 metres</li> <li>b) To an internal lot line between two row townhouse blocks - 1.5 metres</li> <li>c) To a lot line where there is a common wall - 0 metres</li> <li>d) To a lot line adjacent to a Public Road (flankage) – 4.5 metres from the side wall of a house, 3.5 metres from the porch and 6.0 metres from the side wall of a garage.</li> </ul>
15B.4.5	<p><b>Minimum Rear Yard:</b> 7.5 metres</p>
15B.4.6	<p><b>Minimum Amenity Area</b> (including Private Outdoor Living Area): 30 square metres per dwelling unit, which may include common areas for</p>

	indoor recreational and entertainment and/or balconies.
15B.4.7	<b>Minimum Private Outdoor Living Area:</b> A private outdoor living area shall be provided for each dwelling unit and each such private outdoor living area shall:
(a)	Not form part of a required side yard but may be located in and form part of the required rear yard;
(b)	Abut the full length of an exterior wall of the dwelling unit and shall have access to a habitable room (other than a bedroom) or to a hall;
(c)	Have a minimum depth (from the wall of the dwelling unit) of not less than 6 metres;
15B.4.8	<b>Maximum Lot Coverage:</b> 50% of Lot Area
15B.4.9	<b>Maximum Building Height:</b> 12.5 metres
15B.4.10	<b>Off-Street Parking:</b> In conformity with the provisions of sub-sections 6.11 and 6.13.

### 15B.5 **Regulations for Mixed Use Building**

- 15B.5.1 If a Mixed Use Building takes the form of a Residential Building - Apartment then the residential dwelling unit or units may be located at the rear of the ground floor level or on the second floor or succeeding floors of any building, the street floor frontage of the building shall be used for a permitted commercial business outlined in 19B.5.1 (i) below and are subject to the following additional regulations.
- (a) Minimum Lot Width shall be 18 metres for 6 units or less and 0.75 metres for any additional units to a maximum of 36.5 metres.
  - (b) Minimum Building Line Setback:
    - i) Front wall of the apartment unit – 5 metres
    - ii) Front wall of a one car garage – 9 metres
    - iii) Front wall of a two car garage – 6 metres
    - iv) Front wall of a porch – 3.5 metres
    - v) In conformity with the setback provision in Section 11B.3.4 and 11B.3.5
  - (c) Minimum Side Yard Setback shall be 3 metres or one half (½) the building height, whichever is greater. Notwithstanding the foregoing, in any case where main entrances to dwelling units or where windows to habitable rooms face on a side yard, such side yard shall have a minimum width throughout of not less than 7.5 metres. In any Residential Building - Apartment containing ten (10) or more units and where access to required off-street parking is provided through one side yard only, the minimum width of such side yard shall be not less than 5.5 metres.
  - (d) Minimum Rear Yard Setback shall be 7.5 metre or one half (½) the building height, whichever is greater.
  - (e) Minimum Amenity Area, which may include common areas for indoor recreational and entertainment and/or balconies is 30 square metres per unit.
  - (f) Maximum Lot Coverage of all buildings is 50% of Lot Area.
  - (g) Maximum Building Height is 8 Storeys or 30 metres, whichever is less
  - (h) Off-Street Parking and Loading shall be provided in accordance with Sections 6.11, 6.12 and 6.13 for the permitted commercial use.
  - (i) That the permitted commercial businesses used in conjunction with the residential apartment units shall be limited to Business and Professional Offices, Personal Services, Health Care Services and Studios.
  - (j) No outdoor storage or display of goods or materials of any kind shall be permitted.

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- (k) That the permitted accessory uses shall not include a Retail Establishment and/or Service and Repair Shop.
- (l) Any use which is or may become obnoxious, offence or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter or water carried waste, is specifically prohibited.
- (m) That no Mixed Use Building shall be permitted, or change of a commercial use be permitted until a Certificate of Occupancy has been issued by the Township.
- (n) The following regulations are related to the permitted residential units or units within a Mixed Use apartment building:
  - i. The residential apartment units may share a common hallway and/or have individual direct outside access in conformity with the Building Code. An apartment unit with a primary access through another apartment unit is prohibited.
  - ii. That each Residential unit created shall be fully self-contained and shall have a floor area of not less than 37 square metres.
  - iii. That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
  - iv. Notwithstanding Section 6.13.4 Residential Building – Apartment, a minimum of 1.25 parking spaces are required for residential unit.
  - v. That the building conforms to the requirements of all other by-laws of the municipality.

15B.5.2 If a Mixed Use Building takes the form of a townhouse building then the residential dwelling unit may be located at the rear of the ground floor level or on the second floor, the street floor frontage of which is used for a permitted commercial business outlined in Section 15B.5.2 (b) below and are subject to the following additional regulations.

- (a) That the townhouse building shall comply with the regulations in Section 15B.4 (Regulations for Residential Building – Row) in the By-law.
- (b) That the permitted commercial businesses used in conjunction with the residential townhouse unit is limited to Business and Professional Offices, Personal Services, Health Care Services and Studios
- (c) The Maximum Building Height is 12.5 metres.
- (d) No outdoor storage or display of goods or materials of any kind shall be permitted.
- (e) That the permitted accessory uses shall not include a Retail Establishment and/or Service and Repair Shop.
- (f) Any use which is or may become obnoxious, offence or dangerous by reason of the presence, emission or production in any manner of odour, dust, smoke, noise, fumes, vibration, refuse, matter or water carried waste, is specifically prohibited.
- (g) A minimum of two (2) off-street parking spaces shall be provided in accordance with Sections 6.11 and 6.13 for the permitted commercial and residential use save and except that parking may be located within the front yard and stacked.
- (h) That no Mixed Use Building shall be permitted or change of a commercial use be permitted until a Certificate of Occupancy has been issued by the Township.

15B.6 **Additional Regulations for Live / Work Building**

- 15B.6.1 A Live Work Building takes the form of a Residential Building – Row (Townhouse) building where a component of the first floor contains a permitted commercial business outlined in Section 15B.6.5 below and integrated with the residential dwelling unit, and such building is subject to the following regulations:
- 15B.6.2 That the townhouse building shall comply to regulations in Section 15B.4 (Regulations for Residential Building – Row) in the By-law.
- 15B.6.3 That the property owner is the principle residence of the person carrying on the integrated commercial business.
- 15B.6.4 That the permitted integrated commercial business may employ one or more persons residing with the associated residential unit plus no more than two additional employees.
- 15B.6.5 That the permitted integrated commercial businesses used in conjunction with the residential townhouse unit is limited to: Business and Professional Offices, Personal Services, Health Care Services and Studios.
- 15B.6.6 Any use which is or may become obnoxious, offence or dangerous by reason of the presence, emission or production in any manner of odour, dust , smoke, noise, fumes, vibration, refuse, matter or water carried waste, is specifically prohibited.
- 15B.6.7 No outdoor storage or display of goods or materials of any kind shall be permitted and/or Retail Establishment or Service and Repair Shop as an accessory use.
- 15B.6.8 A minimum of two (2) off-street parking spaces shall be provided in accordance with Section 6.11 and 6.13 for the permitted commercial and residential use save and except that parking may be located within the front yard and stacked.
- 15B.6.9 That there shall be no exterior stairways except open metal fire escapes which shall be located only in a rear or side yard.
- 15B.6.10 That the building conforms to the requirements of all other by-laws of the municipality.
- 15B.6.11 That no Live/ Work Building shall be permitted or change of a commercial use be permitted until a Certificate of Occupancy has been issued by the Township.

15B.7 **Regulations for Residential Building – Row Back-To-Back**

15B.7.1	<b>Minimum Lot Area Per Dwelling Unit:</b> 80 square metres
15B.7.2	<b>Minimum Floor Area Per Dwelling Unit:</b> 60 square metres
15B.7.3	<b>Minimum Lot Depth –</b> 16.5 metres
15B.7.4	<b>Minimum Building Line Setback</b> a) Front wall of the townhouse unit – 5 metres b) Front wall of a one car garage – 9 metres c) Front wall of a two car garage – 6 metres d) Front wall of a porch – 3.5 metres e) In conformity with the setback provision in Section 11B.3.4 and 11B.3.5

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15B.7.5	<p><b>Minimum Side Yard:</b></p> <p>a) To an external lot line adjacent to another housing type – 3 metres</p> <p>b) To an internal lot line between two row townhouse blocks - 1.5 metres</p> <p>c) To a lot line where there is a common wall - 0 metres</p> <p>d) To a lot line adjacent to a Public Road (flankage) – 4.5 metres from the side wall of a house, 3.5 metres from the porch and 6.0 metres from the side wall of a garage.</p>
15B.7.6	<p><b>Minimum Rear Yard:</b> 0 metres</p>
15B.7.7	<p><b>No Minimum Amenity Area</b></p>
15B.7.8	<p><b>No Minimum Private Outdoor Living Area</b></p>
15B7.10	<p><b>Maximum Building Height – 12.5 metres</b></p>
15B.7.11	<p><b>Off-Street Parking: In conformity with the provisions of sub-sections 6.11 and 6.13.</b></p>