

EXPLANATORY NOTE

By-law No. 2025 - 078
Zoning By-law Amendment Z-25-09
The Corporation of the City of Waterloo
Council Meeting: November 17, 2025
IPPW2025-064

By-law 2018-050 is a Zoning By-law controlling land use development within the City of Waterloo. By-law 2025 - 078 amends By-law 2018-050 on a city-wide basis.

The purpose of the amending by-law is to make general amendments to Zoning By-law 2018-050 to update parking-related regulations including revised parking rates, updated Schedule 'A1' Parking Overlay map, and updates to bicycle parking and loading regulations within the City of Waterloo.

If you require further information or have any questions, please contact the City of Waterloo's Planning Division at 519-886-1550.

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THE CORPORATION OF THE CITY OF WATERLOO

BY-LAW NO. 2025 – 078

BY-LAW TO AMEND BY-LAW 2018-050 BEING A ZONING BY-LAW CONTROLLING LAND USE DEVELOPMENT WITHIN THE CITY OF WATERLOO

WHEREAS

1. By-law 2018-050 was passed by the Council of The Corporation of the City of Waterloo on September 10, 2018 and is in full force and effect.
2. The Council of The Corporation of the City of Waterloo deems it desirable to amend By-law 2018-050 in accordance with the provisions of this by-law.

THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF THE CITY OF WATERLOO ENACTS AS FOLLOWS:

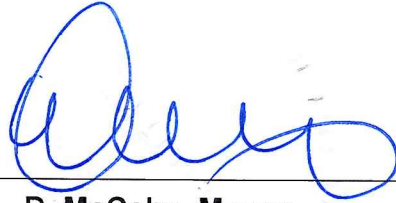
1. That Zoning By-law 2018-050 is hereby amended by modifying **Section 2 – Definitions** of said By-law 2018-050 by deleting all strikethroughs and adding all underlined text as set forth in Schedule 'A' attached hereto.
2. That Zoning By-law 2018-050 is hereby amended by modifying **Section 6 – Parking, Driveways, Loading** of said By-law 2018-050 by deleting all strikethroughs and adding all underlined text as set forth in Schedule 'B' attached hereto.
3. That Zoning By-law 2018-050 is hereby amended by modifying **Section 7 – Residential Zoning Categories** of said By-law 2018-050 by deleting all strikethroughs and adding all underlined text as set forth in Schedule 'C' attached hereto.
4. That Zoning By-law 2018-050 is hereby amended by modifying **Section 8 – Commercial Zoning Categories** of said By-law 2018-050 by deleting all

striketroughs and adding all underlined text as set forth in Schedule 'D' attached hereto.

5. That Zoning By-law 2018-050 is hereby amended by modifying **Section 9 – Employment Zones** of said By-law 2018-050 by deleting all striketroughs and adding all underlined text as set forth in Schedule 'E' attached hereto.
6. That Zoning By-law 2018-050 is hereby amended by modifying **Section 10 – Institutional Zones** of said By-law 2018-050 by deleting all striketroughs and adding all underlined text as set forth in Schedule 'F' attached hereto.
7. That Zoning By-law 2018-050 is hereby amended by deleting **Schedule 'A1' – Parking Overlay** of said By-law 2018-050 and replacing said Schedule 'A1' with the map set forth in Schedule 'G' attached hereto.
8. Notwithstanding anything to the contrary, nothing in this by-law shall prevent the erection, alteration, enlargement, reconstruction, or use of any lands, BUILDING or STRUCTURE provided that a complete site plan application as defined in section 1.17.5 of the BY-LAW is submitted to the CITY prior to the enactment date of this by-law which is in compliance with the zoning provisions in effect on the day before the effective date of this by-law.
9. Notwithstanding anything to the contrary, nothing in this by-law shall prevent the erection, alteration, enlargement, reconstruction, or use of any lands, BUILDING or STRUCTURE provided that a complete building permit application as defined in section 1.17.3 of the BY-LAW is submitted to the CITY prior to the effective date of this by-law which:
 - a.) is in compliance with the zoning provisions in effect on the submission date of the building permit application;
 - b.) is in compliance with all other applicable laws; and,
 - c.) is consistent with an approved site plan, where applicable.

10. This amendment to Zoning By-law 2018-050 shall come into force and effect on the date of its final passing thereof by the Council of The Corporation of the City of Waterloo, subject to the provisions of the Planning Act, R.S.O. 1990 c.P.23 and amendments thereto.

Enacted this 17 day of November, 2025.



D. McCabe, Mayor



~~J. Finley-Swaren~~, City Clerk
N. Chebel, Deputy

- **Schedule 'A'**

This is Schedule 'A' to By-law 2025-078 passed this 17 day of November, 2025

Amendments to Section 2 – Definitions of Zoning By-law 2018-050

BICYCLE PARKING (STACKED): means a horizontal BICYCLE PARKING space that is positioned above or below another BICYCLE PARKING space and equipped with a mechanical device providing floor level access to each BICYCLE PARKING space.

Schedule 'B'

This is Schedule 'B' to By-law 2025-078 passed this 17 day of November, 2025

Amendments to Section 6 – Parking, Driveways, Loading

6.1.3 PARKING - USE SPECIFIC PARKING RATES

Notwithstanding anything to the contrary, the parking regulations in Table 6A shall apply to the associated uses:

TABLE 6A: PARKING - SPECIFIC USES		
Use	PARKING SPACE Requirement (minimum)	
ASSISTED LIVING FACILITY	0.30 PARKING SPACES per BEDROOM	
AUDITORIUM	5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
AUTOMOBILE SERVICE CENTRE	3.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
BANQUET HALL	5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	
CHILD CARE CENTRE	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, 4 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA, ~~except in zones U1, U2, C1A, C2A, C2B, C4A, E2A and E2B where the parking regulations in the zone category shall apply~~	
Funeral Home	3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA, but not less than 20 PARKING SPACES	
GROUP HOME	1 PARKING SPACE per employee in addition to the parking required for the residential BUILDING	
Hospital (Public and Private)	0.30 PARKING SPACES per hospital bedroom	
HOTEL	1 PARKING SPACE per guest room, plus 5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA for commercial, conference and or convention space	
HOME OCCUPATIONS	Operator + Zero (0) Employees	Operator + One (1) Employee
- CLASS A ARTIST STUDIO - HOME OFFICE	0 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
~~Personal Grooming of Individuals Business (within~~	~~1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the~~	~~3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the~~

TABLE 6A: PARKING - SPECIFIC USES

HOME PERSONAL SERVICE)	PARKING SPACE(S) required for the DWELLING UNIT.	PARKING SPACE(S) required for the DWELLING UNIT.
- HOME CHILD CARE - HOME PERSONAL SERVICE - HOME COMMERCIAL WELLNESS - LOW RISK FOOD KITCHEN - TEACHER	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
HOME COMMERCIAL WELLNESS	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
HOME HEALTH PRACTITIONER	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	Where the employee is an administrative assistance, 4 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT. Where the employee is not an administrative assistant, 6 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
HOME OFFICE	0 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
HOME PERSONAL SERVICE (excluding Personal Grooming of Individuals Business)	1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
LOW RISK FOOD KITCHEN	1 PARKING SPACE shall be provided on the LOT for the HOME	3 PARKING SPACES shall be provided on the LOT for the HOME

TABLE 6A: PARKING - SPECIFIC USES		
• TEACHER	OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT. 1 PARKING SPACE shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.	OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT. 3 PARKING SPACES shall be provided on the LOT for the HOME OCCUPATION in addition to the PARKING SPACE(S) required for the DWELLING UNIT.
LODGING HOUSE	0.5 PARKING SPACES per LODGING ROOM Occupant. If the LODGING HOUSE is owner occupied, an additional 1 PARKING SPACE shall be required for the owner. <u>Refer to Section 3.L.2</u>	
LONG TERM CARE FACILITY	0.30 PARKING SPACES per BEDROOM	
PRIVATE SCHOOL	2 PARKING SPACES per TEACHING AREA	
PUBLIC SCHOOL	2 PARKING SPACES per TEACHING AREA	
RESTAURANT	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, 1 PARKING SPACE per 4 seats <u>in the RESTAURANT</u> , except in zones U1, U2, C1A, C2A, C2B, C4A, E2A and E2B where the parking regulations in the zone category shall apply	
RESTAURANT (TAKE-OUT)	Where the total BUILDING FLOOR AREA on a LOT is less than 1,000 square metres, <u>11</u> 15 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA devoted to the TAKE-OUT RESTAURANT, except in zones U1, U2, C1A, C2A, C2B, C4A, E2A and E2B where the parking regulations in the zone category shall apply	
SPIRITUAL USE	8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA	

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

- 6.1.5.1 Each PARKING SPACE shall comply with the PARKING SPACE angles and the PARKING SPACE dimensions identified in Table 6B, except as specified in section 6.1.5.2:

TABLE 6B: PARKING SPACE DIMENSIONS		
PARKING SPACE angle to the Driveway, Drive Aisle, or STREET	PARKING SPACE Dimension (minimum)	
Parallel Parking	Width	2.8 metres
	Length	6.5 metres
45° and TANDEM PARKING	Width	2.8 metres
	Length	6.0 metres
90°	Width	2.8 metres
	Length	5.5 metres
90° when one side abuts a wall or column	Width	3.0 metres
	Length	5.5 metres
90° when both sides abut a wall or column	Width	3.2 metres
	Length	5.5 metres

6.1.5.2 a) Notwithstanding Table 6B, where a wall, column, or physical obstruction abuts a PARKING SPACE and the wall, column or physical obstruction (or combination thereof) is 1.0 metre or more in length measured along the side of the PARKING SPACE from the front or rear of the PARKING SPACE, the minimum width of the PARKING SPACE shall be increased by 0.20 metres for each side which is obstructed by a wall, column, or physical obstruction;

~~Notwithstanding anything to the contrary, the minimum PARKING SPACE width dimensions of 3.0 metres and 3.2 metres in Table 6B where one or both sides of the PARKING SPACE abut a wall or column~~

6.1.5.2 b) Notwithstanding anything to the contrary, the additional width required in 6.1.5.2.a) shall not apply to a PRIVATE GARAGE or carport of a:

- DETACHED BUILDING
- FREEHOLD SEMI-DETACHED BUILDING
- TOWNHOUSE BUILDING
- FREEHOLD TOWNHOUSE BUILDING

6.4.1 ~~ACCESSIBLE PARKING SPACES shall be provided on LOTS where parking is required pursuant to this BY-LAW, in accordance with Table 6D. ACCESSIBLE PARKING SPACES comprise part of the required provided PARKING SPACES in Table 6D.~~

TABLE 6D: ACCESSIBLE PARKING SPACES		
Minimum PARKING SPACES required by Zoning Category Number of PARKING SPACES provided	Type A ACCESSIBLE PARKING SPACES (minimum)	Type B ACCESSIBLE PARKING SPACES (minimum)
1-25	1	0
26 - 50	1	1
51 - 75	1	2
76 - 100	2	2
101 - 133	2	3
134-166	3	3
167-250	3	4
251-300	4	4
301-350	4	5
351-400	5	5
401-450	5	6
451-500	6	6
501 - 550	6	7
551 - 600	7	7
601 - 650	7	8
651 - 700	8	8
701 - 750	8	9
751 - 800	9	9
801 - 850	9	10
851 - 900	10	10
900 - 950	10	11
951 - 1000	11	11
1001+	11 plus 1% of the total number of PARKING SPACES	

6.6.1 BICYCLE PARKING spaces shall comply with the dimensions in Table 6F:

TABLE 6F: BICYCLE PARKING SPACE DIMENSIONS		
	Dimension	
Horizontal BICYCLE PARKING Space	Width (minimum)	0.6 metres
	Length – Single Side Rack (minimum)	2.0 metres
	Length – Double Side Rack (minimum)	3.0 metres
	Vertical Clearance (minimum)	2.0 metres
	Access Aisle Width (minimum)	1.75 metres
Vertical Mounted BICYCLE PARKING Space	Width (minimum)	0.6 metres
	Length (minimum)	1.25 metres
	Vertical Clearance (minimum)	2.0 metres
	Access Aisle Width (minimum)	1.75 metres
BICYCLE PARKING (STACKED) Space	Width (minimum)	0.6 metres
	Length (minimum)	2.0 metres
	Vertical Clearance (minimum, combined)	3.8 metres
	Access aisle width (minimum)	2.5 metres

6.6.2 c) For non-residential USES, the following minimum BICYCLE PARKING requirements shall apply:

- i.) Within Areas A and B on Schedule A1:
 - A.) BICYCLE PARKING spaces shall be provided at a minimum rate of ~~forty percent (40%) of the required motor vehicle PARKING SPACES~~ 0.8 BICYCLE PARKING SPACES per 100 square metres of non-residential BUILDING FLOOR AREA excluding STRUCTURED PARKING. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c).i).B.).
 - B.) where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.
- ii.) Within Areas C and D on Schedule A1:
 - A.) BICYCLE PARKING spaces shall be provided at a minimum rate of ~~forty~~ fifty percent (40 50%) of the required motor vehicle PARKING SPACES. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c).ii).B.).
 - B.) where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.
- iii.) Within Areas E and F on Schedule A1:
 - A.) ~~BICYCLE PARKING spaces shall be provided at a minimum rate of twenty-five percent (25%) of the required motor vehicle PARKING SPACES. This requirement may be satisfied as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c).iii).B.).~~
 - B.) ~~where non-residential BUILDING FLOOR AREA exceeds 2,400 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.~~
- iv.) For all areas other than Areas A and B, C, D, E and F on Schedule A1:
 - A.) BICYCLE PARKING spaces shall be provided at a minimum rate of ~~ten~~ twenty percent (10 20%) of the required motor vehicle PARKING SPACES. This requirement may be satisfied

as TYPE A BICYCLE PARKING and or TYPE B BICYCLE PARKING, except as specified in section 6.6.2.c).iv.).B.).

- B.) where non-residential BUILDING FLOOR AREA exceeds 4,650 square metres, a minimum fifty percent (50%) of the required BICYCLE PARKING shall be provided as TYPE A BICYCLE PARKING.

6.6.5 BICYCLE PARKING (STACKED) shall only be permitted as TYPE A BICYCLE PARKING.

6.6.6 Notwithstanding anything to the contrary, a minimum of 10% of the required TYPE A BICYCLE PARKING SPACES shall be oversized BICYCLE PARKING SPACES having a minimum width of 1.0 metre.

6.9.4.4 For residential USES, LOADING SPACES shall be provided in accordance with Table 6L:

Table 6L: LOADING SPACES – Residential USES			
<u>LOCATION</u>	<u>BEDROOMS UNITS</u>	<u>LOADING SPACE TYPE</u>	<u>LOADING SPACES REQUIRED (minimum)</u>
<u>Area A (Schedule A1)</u>	<u>0 – 4</u>		<u>(none required)</u>
<u>Area A (Schedule A1)</u>	<u>5 – 300</u> ~~0 – 75~~	<u>Type A</u>	<u>1</u> ~~(none required)~~
	~~76 – 900~~	~~Type A~~	<u>4</u>
<u>Area A (Schedule A1)</u>	<u>301 901 or more</u>	<u>Type A</u>	<u>2</u>
<u>All Other Areas</u>	<u>0 – 25</u> ~~0 – 75~~		<u>(none required)</u>
<u>All Other Areas</u>	<u>26 – 300</u> ~~76 – 900~~	<u>Type A</u>	<u>1</u>
<u>All Other Areas</u>	<u>301 or more</u> ~~901 or more~~	<u>Type A</u>	<u>2</u>

Schedule 'C'

This is Schedule 'C' to By-law 2025-078 passed this 17 day of November, 2025

Amendments to Section 7 – Residential Zoning Categories of Zoning By-law 2018-050

RESIDENTIAL SIX (R6)

7.6.6 The following regulations in Table 7K shall apply to every LOT, BUILDING and STRUCTURE in the Residential Six (R6) zone:

Table 7K: Regulations – RESIDENTIAL SIX ZONE (R6)			
		DETACHED	DETACHED "S"
LOT AREA (minimum)	INTERIOR LOT	330 square metres	292 square metres
	CORNER LOT	405 square metres	360 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT	11 metres	9.75 metres
	CORNER LOT	13.5 metres	12 metres
Average LOT DEPTH (minimum) (see 7.6.7)		30 metres	
FRONT YARD setback (minimum)		6 metres	
FLANKAGE YARD setback (minimum)		3 metres	
SIDE YARD setback (minimum)		1.2 metres	
REAR YARD setback (minimum)		7.5 metres	
BUILDING HEIGHT (maximum)		13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances	
LANDSCAPED OPEN SPACE (minimum)		30%	
IMPERVIOUS COVERAGE (maximum)		N/A	
PARKING SPACES (minimum)	One (1) DWELLING UNIT: One (1) PARKING SPACE	One (1) DWELLING UNIT: One (1) PARKING SPACE	One (1) DWELLING UNIT: One (1) PARKING SPACE
	Two (2) DWELLING UNITS: Two (2) PARKING SPACES	Two (2) DWELLING UNITS: Two (2) PARKING SPACES	Two (2) DWELLING UNITS: Two (2) PARKING SPACES
	Three (3) DWELLING UNITS: Two (2) PARKING SPACES	Three (3) DWELLING UNITS: Two (2) PARKING SPACES	Three (3) DWELLING UNITS: Two (2) PARKING SPACES
	Four (4) DWELLING UNITS: Three (3) PARKING SPACES	Four (4) DWELLING UNITS: Three (3) PARKING SPACES	Four (4) DWELLING UNITS: Three (3) PARKING SPACES
PRIVATE GARAGE Width (minimum)		5.7 metres	4.28 metres
PRIVATE GARAGE Depth (minimum)		6.25 metres	
PRIVATE GARAGE Area (minimum)		35.50 square metres	26.75 square metres
Driveway Width (minimum)		5.48 metres	5.07 metres
Number of main BUILDINGS per LOT (maximum)		1	
Number of COACH HOUSES per LOT (maximum)		1	
Number of DWELLING UNITS per LOT (maximum)		4	

Table 7K: Regulations – RESIDENTIAL SIX ZONE (R6) – CONTINUED

		TOWNHOUSE	FREEHOLD TOWNHOUSE
LOT AREA (minimum)	INTERIOR LOT: Internal Unit	(none)	225 square metres
	INTERIOR LOT: End Unit	(none)	262 square metres
	CORNER LOT:	(none)	322 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT: Internal Unit	(none)	7.5 metres
	INTERIOR LOT: End Unit	(none)	8.75 metres
	CORNER LOT	(none)	10.75 metres
Average LOT DEPTH (minimum) (see 7.6.7)		(none)	30 metres
FRONT YARD setback (minimum)		6 metres	
FLANKAGE YARD setback (minimum)		3 metres	6 metres
SIDE YARD setback (minimum)		1.2 metres	
REAR YARD setback (minimum)		7.5 metres	
Setback between Main BUILDINGS (minimum)		2.4 metres	(none)
BUILDING HEIGHT (maximum)		13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances	
Density (maximum)		150 BEDROOMS per hectare	(none)
LANDSCAPED OPEN SPACE (minimum)		30%	
IMPERVIOUS COVERAGE (maximum)		N/A	
PARKING SPACES (minimum)		0.90 1.4 per DWELLING UNIT	1 per DWELLING UNIT
VISITOR PARKING SPACES (minimum)		0.10 per DWELLING UNIT	N/A
PRIVATE GARAGE Width (minimum)		3.55 metres	4.28 metres
PRIVATE GARAGE Depth (minimum)		6.25 metres	
PRIVATE GARAGE Area (minimum)		22 square metres	26.75 square metres
Driveway Width (minimum)		(none)	5.07 metres
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted	1
Number of COACH HOUSES per LOT (maximum)		1	1
Number of DWELLING UNITS per LOT (maximum)		N/A	4

NOTE: *Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.*

RESIDENTIAL SEVEN (R7)

7.7.2 The following regulations in Table 7L shall apply to every LOT, BUILDING and STRUCTURE in the Residential Seven (R7) zone:

Table 7L: Regulations – RESIDENTIAL SEVEN ZONE (R7)			
		TOWNHOUSE	FREEHOLD TOWNHOUSE
LOT AREA (minimum)	INTERIOR LOT	(none)	185 square metres
	CORNER LOT	(none)	400 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT	(none)	5.5 metres
	CORNER LOT	(none)	11.5 metres
Average LOT DEPTH (minimum) (see 7.7.3)		30 metres	
STREET LINE setback (minimum)		6 metres	
INTERIOR LOT LINE setback (minimum)		7.5 metres	(none)
SIDE YARD setback (minimum)		1.2 metres	1.8 metres
REAR YARD setback (minimum)		(none)	7.5 metres
Setback between Main BUILDINGS (minimum)		2.4 metres	(none)
BUILDING HEIGHT (maximum)		13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances.	
Density (maximum)		150 BEDROOMS per hectare	(none)
LOT COVERAGE, all BUILDINGS (maximum)		50%	40%
PARKING SPACES (minimum)		<u>0.90</u> 1.4-per DWELLING UNIT	1 per DWELLING UNIT
<u>VISITOR PARKING SPACES (minimum)</u>		<u>0.10 per DWELLING UNIT</u>	<u>N/A</u>
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted	1
Number of COACH HOUSES per LOT (maximum)		1	1
Number of DWELLING UNITS per LOT (maximum)		N/A	4

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

RESIDENTIAL EIGHT (R8)

7.8.2 The following regulations in Table 7M shall apply to every LOT, BUILDING and STRUCTURE in the Residential Eight (R8) zone:

Table 7M: Regulations – RESIDENTIAL EIGHT ZONE (R8)					
		TOWNHOUSE	STACKED TOWNHOUSE	FREEHOLD TOWNHOUSE	TRIPLEX
LOT AREA (minimum)		(none)	(none)	165 sq.m.	540 sq.m.
LOT FRONTAGE (minimum)	INTERIOR LOT	(none)	(none)	5.5 metres	15 metres
	CORNER LOT	(none)	(none)	11.5 metres	18 metres
STREET LINE setback (minimum)		6 metres			
INTERIOR LOT LINE setback (minimum)		7.5 metres	(none)	(none)	(none)
SIDE YARD setback (minimum)		(none)	1.8 metres	1.8 metres	1.8 metres
REAR YARD setback (minimum)		7.5 metres			
BUILDING HEIGHT (maximum)		13.5 metres for a BUILDING containing 4 DWELLING UNITS, and 10 metres in all other instances			
Density (maximum)		150 BEDROOMS per hectare	150 BEDROOMS per hectare	(none)	(none)
LOT COVERAGE (maximum)		45%	45%	45%	45%
LANDSCAPED OPEN SPACE (minimum)		30%			
PARKING SPACES (minimum)		0.904 per DWELLING UNIT	0.904 per DWELLING UNIT	1 per DWELLING UNIT	2 PARKING SPACES
VISITOR PARKING SPACES (minimum)		0.10033 per DWELLING UNIT	0.10 per DWELLING UNIT	None	None
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted	More than one (1) permitted	1	1
Number of COACH HOUSES per LOT (maximum)		1	1	1	1
Number of DWELLING UNITS per LOT (maximum)		N/A	N/A	4	4

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

RESIDENTIAL NINE (R9)

- 7.9.3 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Residential Nine (R9) zone:

Minimum Parking Rate		Area A on Schedule A1	Area E Area B on Schedule A1	Area F on Schedule A1	All Other	
APARTMENT BUILDING	Use	(see note)	~~1.00~~ 0.80	~~1.10~~	~~1.15~~ 0.90	PDU*
	Visitor		0.10	~~0.10~~	0.10	PDU*
			<u>1.10</u>0.90	<u>1.20</u>	<u>1.25</u>1.00	PDU*
Non-Residential Uses			2.40	~~2.70~~	~~3.00~~ 2.70	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

RESIDENTIAL MIXED USE (RMU)

7.10.7 The following minimum PARKING SPACE regulations shall apply to:

- Primary Uses in section 7.10.1.1, except as specified in Table 6A
- Complementary Uses in section 7.10.1.2, except SPIRITUAL USES as specified in Table 6A
- Ancillary Uses in section 7.10.1.5, except as specified in Table 6A

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
RMU-20	Use	0.65	0.80 0.75	0.90	1.00	1.00	1.10	0.90 1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.90 0.85	1.00	1.10	1.10	1.20	1.00 1.25	PDU*
RMU-30	Use	0.65	0.70 0.75	0.90	1.00	1.00	1.10	0.80 1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.80 0.85	1.00	1.10	1.10	1.20	0.90 1.25	PDU*
RMU-40	Use	0.65	0.70 0.75	0.90	1.00	1.00	1.10	0.80 1.15	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.80 0.85	1.00	1.10	1.10	1.20	0.90 1.25	PDU*
RMU-60	Use	0.60	0.60 0.65	0.70	0.80	0.80	0.90	0.70 0.90	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.70	0.70 0.75	0.80	0.90	0.90	1.00	0.80 1.00	PDU*
RMU-81	Use	0.60	0.60 0.65	0.70	0.80	0.80	0.90	0.70 0.90	PDU*
	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.70	0.70 0.75	0.80	0.90	0.90	1.00	0.80 1.00	PDU*
Non-Residential Uses	Use	1.50	1.80	2.10	2.40	2.40	2.70	2.50 3.00	/100 m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

RESIDENTIAL NORTHDALÉ SIX (RN-6)

7.11.4 The following regulations in Table 7Q shall apply to every LOT, BUILDING and STRUCTURE in the Residential Northdale Six (RN-6) zone:

Table 7Q: Regulations – RESIDENTIAL NORTHDALÉ SIX ZONE (RN-6)			
		Primary Uses specified in 7.11.1.1 and Complementary Uses specified in 7.11.1.3	Primary Uses specified in 7.11.1.2
LOT AREA (minimum)		1,000 square metres	(none)
LOT FRONTAGE (minimum)		20 metres	5.5 metres
STREET LINE setback (minimum)	Active Frontage	1 metre	1 metre
	Convertible Frontage	1 metre	1 metre
	Neighbourhood Frontage	3 metres	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres	3 metres
	Convertible Frontage	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres	3 metres
	Convertible Frontage	3 metres	3 metres
	Neighbourhood Frontage	3 metres	3 metres
REAR YARD setback (minimum)		7.5 metres	7.5 metres
Height of FIRST STOREY (minimum)	Active Frontage	4.0 metres	4.0 metres
	Convertible Frontage	4.0 metres	4.0 metres
	Neighbourhood Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	4.0 metres	4.0 metres
BUILDING HEIGHT (maximum)	Active Frontage	21.5 metres	21.5 metres
	Convertible Frontage	21.5 metres	21.5 metres
	Neighbourhood Frontage	21.5 metres	21.5 metres

Table 7Q: Regulations – RESIDENTIAL NORTHDAL SIX ZONE (RN-6)			
Density (maximum)		250 BEDROOMS per hectare	250 BEDROOMS per hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage	1 per 25 metres of STREET LINE BUILDING FAÇADE	1 per DWELLING UNIT
	Convertible Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE	1 per DWELLING UNIT
	Neighbourhood Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE	1 per DWELLING UNIT
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)		3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (minimum)		30%	30%
Residential PARKING SPACES (minimum)		0.20 per BEDROOM (see Note)	1 per DWELLING UNIT (see Note)
VISITOR PARKING SPACES (minimum)		0.05 per BEDROOM (see Note)	(none) (see Note)
PARKING SPACES for Non-Residential Uses (minimum) (see 7.11.13)		3.0 per 100 square metres of BUILDING FLOOR AREA (see Note)	3.0 per 100 square metres of BUILDING FLOOR AREA (see Note)
BICYCLE PARKING Spaces (minimum) (section 6.6.2 shall not apply)	Residential	0.50 0.25 per BEDROOM	1 per DWELLING UNIT, applicable to BUILDINGS constructed after the effective date of this BY-LAW
	Non-Residential Uses, applicable to BUILDINGS constructed after the effective date of this BY-LAW	1 per 100 square metres of BUILDING FLOOR AREA	1 per 100 square metres of BUILDING FLOOR AREA
Number of DRIVEWAYS per LOT (maximum)		1	1
Ancillary Uses specified in sections 7.11.1.5 and 7.11.1.6		Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive	
		The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFE or BAKE SHOP shall not exceed 465 square metres	

Table 7Q: Regulations – RESIDENTIAL NORTHDALÉ SIX ZONE (RN-6)		
	Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING	Ancillary Uses shall be located on the FIRST STOREY of a STACKED TOWNHOUSE BUILDING
	Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE	
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted	More than one (1) permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

RESIDENTIAL NORTHDAL EIGHT (RN-8)

7.12.3 The following regulations in Table 7R shall apply to every LOT, BUILDING and STRUCTURE in the Residential Northdale Eight (RN-8) zone:

Table 7R: Regulations – RESIDENTIAL NORTHDAL EIGHT ZONE (RN-8)		
LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres
	Convertible Frontage	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
REAR YARD setback (minimum)		7.5 metres
Height of FIRST STOREY (minimum)	Active Frontage	4.0 metres
	Convertible Frontage	4.0 metres
	Neighbourhood Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	4.0 metres
BUILDING HEIGHT (minimum)		10.5 metres
BUILDING HEIGHT (maximum)	Active Frontage	27.5 metres
	Convertible Frontage	27.5 metres
	Neighbourhood Frontage	27.5 metres
PODIUM Height (minimum)		10.5 metres
PODIUM Height (maximum)		20 metres
BUILDING STEPBACK above PODIUM (minimum)		3 metres
Density (maximum)		450 BEDROOMS per hectare

Table 7R: Regulations – RESIDENTIAL NORTHDAL EIGHT ZONE (RN-8)

Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage	1 per 25 metres of STREET LINE BUILDING FAÇADE
	Convertible Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
	Neighbourhood Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)		3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (minimum)		30%
Residential PARKING SPACES (minimum)		~~0.20 per BEDROOM~~ (see Note)
VISITOR PARKING SPACES (minimum)		~~0.05 per BEDROOM~~ (see Note)
PARKING SPACES for Non-Residential Uses (minimum) (see 7.12.12)		~~3.0 per 100 square metres of BUILDING FLOOR AREA~~ (see Note)
BICYCLE PARKING Spaces (minimum) (section 6.6.2 shall not apply)	Residential	~~0.50~~ 0.25 per BEDROOM
	Non-Residential Uses, applicable to BUILDINGS constructed after the effective date of this BY-LAW	1 per 100 square metres of BUILDING FLOOR AREA
Number of DRIVEWAYS per LOT (maximum)		1
Ancillary Uses specified in sections 7.12.1.4 and 7.12.1.5		Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive
		The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFÉ, BAKE SHOP or RESTAURANT (including TAKE-OUT RESTAURANT) shall not exceed 465 square metres
Ancillary Uses specified in sections 7.12.1.4 and 7.12.1.5		Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING
		Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

7.12.12 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary in Table 7R, for the following uses:~~

- ~~PERSONAL SERVICE SHOP~~
- ~~OFFICE~~
- ~~CAFÉ~~
- ~~COMMERCIAL RECREATION~~
- ~~COMMERCIAL WELLNESS~~

~~the minimum parking rate shall be two (2) PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.~~

RESIDENTIAL NORTHDALÉ TWELVE (RN-12)

7.13.3 The following regulations in Table 7S shall apply to every LOT, BUILDING and STRUCTURE in the Residential Northdale Twelve (RN-12) zone:

Table 7S: Regulations – RESIDENTIAL NORTHDALÉ TWELVE ZONE (RN-12)		
LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres
	Convertible Frontage	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
REAR YARD setback (minimum)		7.5 metres
Height of FIRST STOREY (minimum)	Active Frontage	4.0 metres
	Convertible Frontage	4.0 metres
	Neighbourhood Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	4.0 metres
BUILDING HEIGHT (minimum)		10.5 metres
BUILDING HEIGHT (maximum)	Active Frontage	41.5 metres
	Convertible Frontage	41.5 metres
	Neighbourhood Frontage	41.5 metres

Table 7S: Regulations – RESIDENTIAL NORTHDALÉ TWELVE ZONE (RN-12)		
PODIUM Height (minimum)		10.5 metres
PODIUM Height (maximum)		20 metres
BUILDING STEPBACK above PODIUM (minimum)		3 metres
TOWER Footprint above the Eighth (8 th) STOREY (maximum)		800 square metres
TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum)		a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE
Horizontal TOWER Dimension (maximum)		35 metres
Density (minimum)		250 BEDROOMS per hectare
Density (maximum)		600 BEDROOMS per hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage	1 per 25 metres of STREET LINE BUILDING FAÇADE
	Convertible Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
	Neighbourhood Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)		3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (minimum)		30%
Residential PARKING SPACES (minimum)		0.20 per BEDROOM (see Note)
VISITOR PARKING SPACES (minimum)		0.05 per BEDROOM (see Note)
PARKING SPACES for Non-Residential Uses (minimum) (see 7.13.13)		3.0 per 100 square metres of BUILDING FLOOR AREA (see Note)
BICYCLE PARKING Spaces (minimum) (section 6.6.2 shall not apply)	Residential	0.50 0.25 per BEDROOM
	Non-Residential Uses, applicable to BUILDINGS constructed after the effective date of this BY-LAW	1 per 100 square metres of BUILDING FLOOR AREA
Number of DRIVEWAYS per LOT (maximum)		1

Table 7S: Regulations – RESIDENTIAL NORTHDALÉ TWELVE ZONE (RN-12)	
Ancillary Uses specified in sections 7.13.1.4 and 7.13.1.5	Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive
	The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFÉ, BAKE SHOP or RESTAURANT (including TAKE-OUT RESTAURANT) shall not exceed 465 square metres
	Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING
	Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

7.13.13 (deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary in Table 7S, for the following uses:

- PERSONAL SERVICE SHOP
- OFFICE
- CAFÉ
- COMMERCIAL RECREATION
- COMMERCIAL WELLNESS

the minimum parking rate shall be two (2) PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.

RESIDENTIAL NORTHDALÉ TWENTY FIVE (RN-25)

7.14.3 The following regulations in Table 7T shall apply to every LOT, BUILDING and STRUCTURE in the Residential Northdale Twenty Five (RN-25) zone:

Table 7T: Regulations – RESIDENTIAL NORTHDALÉ TWENTY FIVE ZONE (RN-25)		
LOT AREA (minimum)		1,000 square metres
LOT FRONTAGE (minimum)		20 metres
STREET LINE setback (minimum)	Active Frontage	1 metre
	Convertible Frontage	1 metre
	Neighbourhood Frontage	3 metres
STREET LINE setback (maximum)	Active Frontage	3 metres
	Convertible Frontage	At least 75% of the STREET LINE BUILDING FAÇADE shall be within 5 metres of the STREET LINE
	Neighbourhood Frontage	6 metres
SIDE YARD setback (minimum)	Active Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	3 metres
	Convertible Frontage	3 metres
	Neighbourhood Frontage	3 metres
REAR YARD setback (minimum)		7.5 metres
Height of FIRST STOREY (minimum)	Active Frontage	4.0 metres
	Convertible Frontage	4.0 metres
	Neighbourhood Frontage, applicable to BUILDINGS constructed after the effective date of this BY-LAW	4.0 metres
BUILDING HEIGHT (minimum)		10.5 metres
BUILDING HEIGHT (maximum)	Active Frontage	82.5 metres
	Convertible Frontage	82.5 metres
	Neighbourhood Frontage	82.5 metres
PODIUM Height (minimum)		10.5 metres
PODIUM Height (maximum)		20 metres
BUILDING STEPBACK above PODIUM (minimum)		3 metres
TOWER Footprint above the Eighth (8 th) STOREY (maximum)		800 square metres

Table 7T: Regulations – RESIDENTIAL NORTHDALÉ TWENTY FIVE ZONE (RN-25)

TOWER Separation measured from exterior face of the BUILDING, including balconies (minimum)		a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE
Horizontal TOWER Dimension (maximum)		35 metres
Density (minimum)		250 BEDROOMS per hectare
Density (maximum)		750 BEDROOMS per hectare
Number of FIRST STOREY Entrances to the BUILDING (minimum)	Active Frontage	1 per 25 metres of STREET LINE BUILDING FAÇADE
	Convertible Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
	Neighbourhood Frontage	1 per 15 metres of STREET LINE BUILDING FAÇADE
AMENITY AREA, applicable to BUILDINGS constructed after the effective date of this BY-LAW (minimum)		3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (minimum)		30%
Residential PARKING SPACES (minimum)		0.20 per BEDROOM (see Note)
VISITOR PARKING SPACES (minimum)		0.05 per BEDROOM (see Note)
PARKING SPACES for Non-Residential Uses (minimum) (see 7.14.13)		3.0 per 100 square metres of BUILDING FLOOR AREA (see Note)

BICYCLE PARKING Spaces (minimum) (section 6.6.2 shall not apply)	Residential	0.50 0.25 per BEDROOM
	Non-Residential Uses, applicable to BUILDINGS constructed after the effective date of this BY-LAW	1 per 100 square metres of BUILDING FLOOR AREA
Number of DRIVEWAYS per LOT (maximum)		1
Ancillary Uses specified in sections 7.14.1.4 and 7.14.1.5		Ancillary Uses shall not collectively exceed 15% of the BUILDING FLOOR AREA on the LOT or 5,000 square metres, whichever is more restrictive
		The maximum BUILDING FLOOR AREA of each RETAIL STORE, CAFÉ, BAKE SHOP or RESTAURANT (including TAKE-OUT RESTAURANT) shall not exceed 465 square metres
		Ancillary Uses shall be located on the FIRST STOREY of a MIXED USE BUILDING

	Ancillary Uses shall abut the FRONT BUILDING FACADE or FLANKAGE BUILDING FACADE
Number of main BUILDINGS per LOT (maximum)	More than one (1) permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

7.14.13 (deleted – Planning Act eliminates parking minimums in MTSAs) ~~Notwithstanding anything to the contrary in Table 7T, for the following uses:~~

- ~~PERSONAL SERVICE SHOP~~
- ~~OFFICE~~
- ~~CAFÉ~~
- ~~COMMERCIAL RECREATION~~
- ~~COMMERCIAL WELLNESS~~

~~the minimum parking rate shall be two (2) PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.~~

RESIDENTIAL CONSERVATION ONE (RC1)

7.15.8

- e.) ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, the following minimum PARKING SPACE regulations shall apply to the lands identified with the letter “D” on Image A to this zone, except as specified in Table 6A:~~

**Minimum
Parking Rate**

Residential	Use	0.60	PDU*
Residential	Visitor	0.10	PDU*
		0.70	PDU*
Non-Residential	Use	1.50	/100m ² *

* PDU = Per Dwelling Unit

/100m² = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

7.15.9

- c.) ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, the following regulations shall apply:~~
- ~~i. Non-Residential Parking (minimum): 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.~~
 - ~~ii. Residential Parking (minimum): 1 PARKING SPACE per DWELLING UNIT.~~

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

RESIDENTIAL BEAVER CREEK THREE (RBC3)

7.18.2 The following regulations in Table 1 shall apply to every LOT, BUILDING and STRUCTURE in the Residential Beaver Creek Three (RBC3) Zone:

Table 1: Regulations – RESIDENTIAL BEAVER CREEK THREE (RBC3)					
		TOWNHOUSE	STACKED TOWNHOUSE	FREEHOLD TOWNHOUSE	TRIPLEX
LOT AREA (min)	Interior Lot	(none)	(none)	165 square metres	450 square metres
	Corner Lot			285 square metres	540 square metres
LOT FRONTAGE (min)	Interior Lot	(none)	(none)	5.5 metres	15 metres
	Corner Lot			9.5 metres	18 metres
FRONT YARD setback (min)		6.0 metres			
FLANKAGE YARD setback (min)		3.0 metres			
SIDE YARD setback (min)		7.5 metres from an INTERIOR LOT LINE	1.8 metres	1.8 metres	1.8 metres
REAR YARD setback (min)			7.5 metres		
BUILDING HEIGHT (max)		10 metres and 3 STOREYS	10 metres and 3 STOREYS	10 metres and 3 STOREYS	10 metres and 3 STOREYS
Density (max)		150 BEDROOMS per hectare	150 BEDROOMS per hectare	(none)	(none)
LOT COVERAGE (maximum)		55%	55%	55% (see 7.18.3)	55%
LANDSCAPED OPEN SPACE (minimum)		30%			
PARKING SPACES (minimum)		1 per DWELLING UNIT		1 per DWELLING UNIT	<u>2 PARKING SPACES</u>
VISITOR PARKING SPACES (min)		<u>0.10</u> ~~0.33~~ per DWELLING UNIT	0.10 per DWELLING UNIT	None	4 <u>(None)</u>
Number of main BUILDINGS per LOT (maximum)		More than one (1) permitted	More than one (1) permitted	1	1

Schedule 'D'

This is Schedule 'D' to By-law 2025-078 passed this 17 day of November, 2025

Amendments to Section 8 – Commercial Zoning Categories of Zoning By-law 2018-050

UPTOWN COMMERCIAL CORE (U1)

- 8.1.17 ~~(deleted – Planning Act eliminates parking minimums in MTSA's)~~ The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Uptown Commercial Core (U1) zone, except as specified in Table 6A:

Minimum Parking Rate		Area-A on Schedule-A1	Area-B on Schedule-A1	
Residential	Use	0.60	0.65	PDU*
Residential	Visitor	0.10	0.10	PDU*
		0.70	0.75	PDU*
Non-Residential	Use	1.50	1.80	/100m ² *

* PDU – Per Dwelling Unit

/100m² – Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

- 8.1.24 Notwithstanding anything to the contrary, section 6.9 (Loading) shall not apply within the area shown on Image 1 of the U1 zone.

UPTOWN MIXED-USE (U2)

- 8.2.15 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Uptown Mixed-Use (U2) zone, except as specified in Table 6A:~~

Minimum Parking Rate		Area-A on Schedule-A1	Area-B on Schedule-A1	
Residential	Use	0.60	0.65	PDU*
Residential	Visitor	0.10	0.10	PDU*
		0.70	0.75	PDU*
Non-Residential	Use	1.50	1.80	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

- 8.2.20 Notwithstanding anything to the contrary, section 6.9 (Loading) shall not apply.

MIXED-USE COMMUNITY COMMERCIAL (C1)

- 8.3.9 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Community Commercial (C1) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Residential	Use	0.65 (See Note)	0.75	0.90	1.00	1.00	1.10	0.90-1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.00-1.25	PDU*
Non-Residential	Use	2.00	2.40	2.80	3.20	3.20	3.60	3.50-4.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

MIXED-USE NEIGHBOURHOOD COMMERCIAL (C2)

8.4.11 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Neighbourhood Commercial (C2) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A	Area B	Area D	Area E	Area F	All Other	
Residential	Use	(See	0.80 0.90	1.00	1.00	1.10	0.90 1.15	PDU*
Residential	Visitor	Note)	0.10	0.10	0.10	0.10	0.10	PDU*
			0.90 1.00	1.10	1.10	1.20	1.00 1.25	PDU*
Non-Residential	Use		2.80	3.20	3.20	3.60	3.50 4.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

CONVENIENCE COMMERCIAL (C3)

8.5.10 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Convenience Commercial (C3) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A	Area C Area B	Area D	Area E	Area F	All Other	
Residential	Use	(See	0.80	1.00	1.00	1.10	0.90 1.15	PDU*
		Note)	0.90					
Residential	Visitor		0.10	0.10	0.10	0.10	0.10	PDU*
			0.90	1.10	1.10	1.20	1.00 1.25	PDU*
			1.00					
Non-Residential	Use		2.80	3.20	3.20	3.60	3.50 4.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

MIXED-USE OFFICE (C4)

8.6.9 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Mixed-Use Office (C4) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Residential	Use	0.65 (See Note)	0.75	0.90	1.00	1.00	1.10	0.90-1.15	PDU*
Residential	Visitor	0.10 0.75	0.10 0.85	0.10 1.00	0.10 1.10	0.10 1.10	0.10 1.20	0.10 1.00-1.25	PDU* PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

CORRIDOR COMMERCIAL (C5)

8.7.9 The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Corridor Commercial (C5) zone, except as specified in Table 6A:

Minimum Parking Rate		Area A	Area C-B	Area D	Area E	Area F	All Other	
Non-Residential	Use	(see Note)	3.00	3.25	3.25	3.75	3.25-4.00	/100m2*

* /100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

CONESTOGA COMMERCIAL CENTRE (C7)

8.9.2 The following regulations in Table 8R shall apply to every LOT, BUILDING and STRUCTURE in the Conestoga Commercial Centre (C7) zone:

Table 8R: Regulations – CONESTOGA COMMERCIAL CENTRE (C7)	
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	5.0 metres
REAR YARD setback (minimum)	7.5 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
BUILDING FLOOR AREA (maximum)	62,000 square metres
Density (minimum)	150 BEDROOMS per hectare
Density (maximum)	750 BEDROOMS per hectare
BUILDING HEIGHT (maximum)	C7-81 = 81 metres and 25 STOREYS C7-60 = 60 metres and 18 STOREYS
PODIUM Height (maximum)	21 metres
TOWER Separation (minimum)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)
Horizontal TOWER Dimension (maximum)	40 metres
TOWER Footprint (maximum)	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	3 metres
PARKING SPACES (minimum)–(see sections 8.9.7 and 8.9.8)	a.) Non-Residential: 4.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA b.) Residential: 0.65 PARKING SPACES per DWELLING UNIT c.) Visitor (Residential): 0.10 PARKING SPACES per DWELLING UNIT (see Note)
Complementary Uses (maximum)	Complementary uses specified in section 8.9.1.3 shall not collectively exceed 30% of the BUILDING FLOOR AREA on the LOT
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT

Table 8R: Regulations – CONESTOGA COMMERCIAL CENTRE (C7)	
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

8.9.7 (deleted – Planning Act eliminates parking minimums in MTSAs) ~~Notwithstanding anything to the contrary, a minimum 5.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for the following USES:~~

- ~~• AUDITORIUM (including Cinema / Movie Theatre)~~
- ~~• BANQUET HALL~~

8.9.8 (deleted – Planning Act eliminates parking minimums in MTSAs) ~~Notwithstanding anything to the contrary, a minimum 3.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for:~~

- ~~• BUSINESS INCUBATOR~~
- ~~• DATA CENTRE~~
- ~~• GOVERNMENT USES~~
- ~~• INSTITUTION~~
- ~~• MAJOR OFFICE~~
- ~~• MEDICAL CLINIC~~
- ~~• OFFICE~~
- ~~• TECH OFFICE~~
- ~~• TRAINING FACILITY~~

Station Area Mixed-Use Community Commercial Zone (C1A)

8S.1.10 The following regulations in Table 8S-B shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Station Area Mixed-Use Community Commercial (C1A) zone constructed after the effective date of this BY-LAW:

Table 8S-B: Regulation – STATION AREA MIXED-USE COMMUNITY COMMERCIAL (C1A)					
	C1A-20	C1A-30	C1A-40	C1A-60	C1A-81
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
FLOOR AREA RATIO (maximum)	0.80	0.80	0.80	0.80	0.80
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
BUILDING HEIGHT (minimum)	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE				

Table 8S-B: Regulation – STATION AREA MIXED-USE COMMUNITY COMMERCIAL (C1A)	
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres
LANDSCAPED OPEN SPACE (minimum)	15%
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
<u>PARKING SPACES (maximum)</u>	a.) <u>Residential: 1.50 PARKING SPACES per DWELING UNIT</u> b.) <u>Visitor (Residential): 0.15 PARKING SPACES per DWELLING UNIT</u> c.) <u>Non-Residential (SURFACE PARKING): 3.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u> d.) <u>Non-Residential (STRUCTURED PARKING): 4.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u>

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

8S.1.13 (deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Community Commercial (C1A) zone, except as specified in Table 6A:

Minimum Parking Rate		Area-A or Schedule-A1	Area-B or Schedule-A1	Area-C or Schedule-A1	Area-D or Schedule-A1	Area-E or Schedule-A1	Area-F or Schedule-A1	All Other	
Residential	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

8S.1.14 (deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, a maximum of 465 square metres of Active Uses specified in section 8S.1.8 shall be permitted at a minimum parking rate of 1.00 PARKING SPACE per 100 square metres of BUILDING FLOOR AREA.

8S.1.15 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Community Commercial (C1A) zone:

Maximum Parking Rate		Area-A on Schedule-A1	Area-B on Schedule-A1	Area-C on Schedule-A1	Area-D on Schedule-A1	Area-E on Schedule-A1	Area-F on Schedule-A1	All-Other	
Residential	Use	1.50	1.50	1.50	1.50	1.50	1.50	1.50	PDU*
Residential	Visitor	0.15	0.15	0.15	0.15	0.15	0.15	0.15	PDU*
		1.65	1.65	1.65	1.65	1.65	1.65	1.65	PDU*
Non-Residential	All	3.00	3.00	3.00	3.00	3.00	3.00	3.00	/100m2*
SURFACE PARKING									
Non-Residential	All	4.00	4.00	4.00	4.00	4.00	4.00	4.00	/100m2*
STRUCTURED PARKING									

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

Station Area Mixed Use Neighbourhood Commercial A (C2A)

8S.2.12 The following regulations in Table 8S-D shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Station Area Mixed-Use Neighbourhood Commercial A (C2A) zone constructed after the effective date of this BY-LAW:

Table 8S-D: Regulations – STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL A ZONE (C2A)					
	C2A-20	C2A-30	C2A-40	C2A-60	C2A-81
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
BUILDING HEIGHT (minimum)	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE				
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres				

LANDSCAPED OPEN SPACE (minimum)	15%
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
<u>PARKING SPACES (maximum)</u>	- a.) <u>Residential: 1.50 PARKING SPACES per DWELING UNIT</u> - b.) <u>Visitor (Residential): 0.15 PARKING SPACES per DWELLING UNIT</u> - c.) <u>Non-Residential (SURFACE PARKING): 3.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u> - d.) <u>Non-Residential (STRUCTURED PARKING): 4.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u>

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

~~85.2.14 (deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Neighbourhood Commercial A (C2A) zone, except as specified in Table 6A:~~

Minimum Parking Rate		Area A or Schedule A1	Area B or Schedule A1	Area C or Schedule A1	Area D or Schedule A1	Area E or Schedule A1	Area F or Schedule A1	All Other	
Residential	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

~~* PDU = Per Dwelling Unit~~

~~/100m² – Per 100 square metres of BUILDING FLOOR AREA.~~

8S.2.15 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, a maximum of 465 square metres of Active Uses specified in section 8S.2.10 shall be permitted at a minimum parking rate of 1.00 PARKING SPACE per 100 square metres of BUILDING FLOOR AREA.~~

~~8S.2.16 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Neighbourhood Commercial A (C2A) zone:~~

[illegible]

Non-Residential	All	3.00	3.00	3.00	3.00	3.00	3.00	3.00	/100m2*
SURFACE PARKING									
Non-Residential	All	4.00	4.00	4.00	4.00	4.00	4.00	4.00	/100m2*
STRUCTURED PARKING									

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

Station Area Mixed Use Neighbourhood Commercial B (C2B)

8S.3.12 The following regulations in Table 8S-F shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Station Area Mixed-Use Neighbourhood Commercial B (C2B) zone constructed after the effective date of this BY-LAW:

Table 8S-F: Regulations – STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL B ZONE (C2B)					
	C2B-20	C2B-30	C2B-40	C2B-60	C2B-81
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
BUILDING HEIGHT (minimum)	7.5 metres and 2 STOREYS	7.5 metres and 2 STOREYS	7.5 metres and 2 STOREYS	7.5 metres and 2 STOREYS	7.5 metres and 2 STOREYS
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE				
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres				

Table 8S-F: Regulations – STATION AREA MIXED-USE NEIGHBOURHOOD COMMERCIAL B ZONE (C2B)

LANDSCAPED OPEN SPACE (minimum)	15%
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
<u>PARKING SPACES</u> (maximum)	a.) <u>Residential: 1.50 PARKING SPACES per DWELING UNIT</u> b.) <u>Visitor (Residential): 0.15 PARKING SPACES per DWELLING UNIT</u> c.) <u>Non-Residential (SURFACE PARKING): 3.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u> d.) <u>Non-Residential (STRUCTURED PARKING): 4.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u>

~~8S.3.14 (deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Neighbourhood Commercial B (C2B) zone, except as specified in Table 6A:~~

Minimum Parking Rate		Area A on Schedule A-1	Area B on Schedule A-1	Area C on Schedule A-1	Area D on Schedule A-1	Area E on Schedule A-1	Area F on Schedule A-1	All Other	
Residential	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

~~* PDU = Per Dwelling Unit~~

~~/100m² = Per 100 square metres of BUILDING FLOOR AREA~~

~~8S.3.15 (deleted – Planning Act eliminates parking minimums in MTSA) Notwithstanding anything to the contrary, a maximum of 465 square metres of Active Uses specified in section 8S.3.10 shall be permitted at a minimum parking rate of 1.00 PARKING SPACE per 100 square metres of BUILDING FLOOR AREA.~~

~~85.3.16 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Neighbourhood Commercial B (C2B) zone:~~

[illegible]

STRUCTURED

PARKING

* PDU = Per Dwelling Unit

/100m² = Per 100 square metres of BUILDING FLOOR AREA

Station Area Mixed-Use Office (C4A)

8S.4.12 The following regulations in Table 8S-H shall apply to the erection, alteration, enlargement, or reconstruction of any BUILDING in the Station Area Mixed-Use Office (C4A) zone constructed after the effective date of this BY-LAW:

Table 8S-H: Regulations – STATION AREA MIXED-USE OFFICE –A (C4A)					
	C4A-20	C4A-30	C4A-40	C4A-60	C4A-81
Density (minimum)	(none)	(none)	150 BEDROOMS per hectare	150 BEDROOMS per hectare	150 BEDROOMS per hectare
Density (maximum)	450 BEDROOMS per hectare	525 BEDROOMS per hectare	600 BEDROOMS per hectare	675 BEDROOMS per hectare	750 BEDROOMS per hectare
Height of FIRST STOREY (minimum)	4.0 metres	4.0 metres	4.0 metres	4.0 metres	4.0 metres
BUILDING HEIGHT (minimum)	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS	10.5 metres and 3 STOREYS
BUILDING HEIGHT (maximum)	20 metres and 6 STOREYS	30 metres and 9 STOREYS	40 metres and 12 STOREYS	60 metres and 18 STOREYS	81 metres and 25 STOREYS
PODIUM Height (maximum)	14 metres	14.3 metres	14.8 metres	21 metres	21 metres
TOWER Separation (minimum)	(none)	a.) 22 metres from a TOWER on the same LOT b.) 11 metres from an INTERIOR LOT LINE, except where the INTERIOR LOT LINE abuts lands zoned OS1 (see 3.T.5.1 and 3.T.5.2)			
Horizontal TOWER Dimension (maximum)	N/A	40 metres	40 metres	40 metres	40 metres
TOWER Footprint (maximum)	N/A	1,000 square metres	1,000 square metres	1,000 square metres	1,000 square metres
TOWER STEPBACK above PODIUM, including balconies, on the FRONT BUILDING FAÇADE and FLANKAGE BUILDING FAÇADE (minimum)	N/A	3 metres	3 metres	3 metres	3 metres
COMMON OUTDOOR AREA (minimum)	For LOTS with an area of 2,000 square metres or more, three percent (3%) of the LOT AREA shall be COMMON OUTDOOR AREA located at GRADE				
COMMON OUTDOOR AREA dimensions (minimum, each dimension)	Not less than 6.0 metres, except where the COMMON OUTDOOR AREA is located in the FRONT YARD or FLANKAGE YARD where one (1) dimension shall not be less than 4.0 metres				

Table 8S-H: Regulations – STATION AREA MIXED-USE OFFICE –A (C4A)

LANDSCAPED OPEN SPACE (minimum)	15%
AMENITY AREA (minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
<u>PARKING SPACES</u> <u>(maximum)</u>	- a.) <u>Residential: 1.50 PARKING SPACES per DWELING UNIT</u> - b.) <u>Visitor (Residential): 0.15 PARKING SPACES per DWELLING UNIT</u> - c.) <u>Non-Residential (SURFACE PARKING): 3.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u> - d.) <u>Non-Residential (STRUCTURED PARKING): 4.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA on the LOT</u>

~~8S.4.14 (deleted – Planning Act eliminates parking minimums in MTSA) The following minimum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Office (C4A) zone, except as specified in Table 6A:~~

Minimum Parking Rate		Area A on Schedule A-1	Area B on Schedule A-1	Area C on Schedule A-1	Area D on Schedule A-1	Area E on Schedule A-1	Area F on Schedule A-1	All Other	
Residential	Use	0.65	0.75	0.90	1.00	1.00	1.10	1.15	PDU*
Residential	Visitor	0.10	0.10	0.10	0.10	0.10	0.10	0.10	PDU*.
		0.75	0.85	1.00	1.10	1.10	1.20	1.25	PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	3.00	/100m2*

~~* PDU = Per Dwelling Unit~~

~~/100m² – Per 100 square metres of BUILDING FLOOR AREA~~

8S.4.15 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) Notwithstanding anything to the contrary, a maximum of 465 square metres of Active Uses specified in section 8S.4.9 shall be permitted at a minimum parking rate of 1.00 PARKING SPACE per 100 square metres of BUILDING FLOOR AREA.~~

~~85.4.16 The following maximum PARKING SPACE regulations shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Mixed-Use Office (C4A) zone:~~

[illegible]

* PDU = Per Dwelling Unit

/100m² = Per 100 square metres of BUILDING FLOOR AREA

Schedule 'E'

This is Schedule 'E' to By-law 2025-078 passed this 17 day of November, 2025

Amendments to Section 9 – Employment Zones of Zoning By-law 2018-050

Business Employment One Zone (E1)

- 9.1.8 The following parking regulations in Table 9C shall apply to every LOT, BUILDING and STRUCTURE in the Business Employment One (E1) zone, except as specified in Table 6A:

Table 9C: Parking Regulations – BUSINESS EMPLOYMENT ONE ZONE (E1)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	A. For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, <u>0.50</u> ~~0.75~~ PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. B. <u>Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>

Table 9C: Parking Regulations – BUSINESS EMPLOYMENT ONE ZONE (E1)

INDUSTRIAL MALL	<u>A. a.) Area A</u> on Schedule A1: ~~1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA (See Note)~~ <u>B. b.) Area B</u> on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA <u>c.) Area C</u> on Schedule A1: ~~2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA~~ <u>C. d.) All Other</u> lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA <u>D. Notwithstanding B. and C. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
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NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

9.1.9 Notwithstanding anything to the contrary, a minimum of ~~three (3)~~ ~~four (4)~~ PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for:

- BAKE SHOP
- CAFE

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

BUSINESS EMPLOYMENT TWO (E2)

9.2.8 The following parking regulations in Table 9F shall apply to every LOT, BUILDING and STRUCTURE in the Business Employment Two (E2) zone, except as specified in Table 6A:

Table 9F: Parking Regulations – BUSINESS EMPLOYMENT TWO ZONE (E2)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	A. For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, <u>0.50 0.75</u> PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. B. <u>Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
INDUSTRIAL MALL	<u>A. a.) Area A</u> on Schedule A1: ~~1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA (See Note)~~ <u>B. b.) Area B</u> on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA <u>C. c.) Area C</u> on Schedule A1: ~~2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA~~ <u>C. d.) All Other</u> lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

Table 9F: Parking Regulations – BUSINESS EMPLOYMENT TWO ZONE (E2)

	B. Notwithstanding B. and C. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses: • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
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NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

9.2.9 Notwithstanding anything to the contrary, a minimum of three (3) ~~four (4)~~ PARKING SPACES per 100 square metres of BUILDING FLOOR AREA shall be provided for:

- BAKE SHOP
- CAFE

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

FLEXIBLE INDUSTRIAL (E3)

- 9.3.4 The following parking regulations in Table 9I shall apply to every LOT, BUILDING and STRUCTURE in the Flexible Industrial (E3) zone, except as specified in Table 6A:

Table 9I: Parking Regulations – FLEXIBLE INDUSTRIAL ZONE (E3)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	A. For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.00 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, <u>0.50 0.75</u> PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. B. <u>Notwithstanding A. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
INDUSTRIAL MALL	<u>A. a.) Area A</u> on Schedule A1: <u>1.5 PARKING SPACES</u> per 100 square metres of BUILDING FLOOR AREA (<u>See Note</u>) <u>B. b.) Area B</u> on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA <u>c.) Area C</u> on Schedule A1: 2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA <u>C. d.) All Other</u> lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

Table 9I: Parking Regulations – FLEXIBLE INDUSTRIAL ZONE (E3)

	<u>D. Notwithstanding B. and C. above, a minimum parking rate of 1.5 spaces per 100 square metres of BUILDING FLOOR AREA shall apply to the following uses:</u> • <u>ADVANCED TECH</u> • <u>BUSINESS INCUBATOR</u> • <u>COMMERCIAL SERVICE</u> • <u>COMMUNICATION PRODUCTION</u> • <u>DATA CENTRE</u> • <u>GOVERNMENT USE</u> • <u>'LIGHT' INDUSTRIAL ASSEMBLY</u> • <u>'LIGHT' INDUSTRIAL MANUFACTURING</u> • <u>'LIGHT' INDUSTRIAL PROCESSING</u> • <u>MAKERSPACE (CLASS A)</u> • <u>PRINTING ESTABLISHMENT</u> • <u>TRAINING FACILITY</u> • <u>WAREHOUSE (No Retail)</u>
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NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

UNIVERSITY COLLEGE (UC)

- 9.4.3 The following regulations in Table 9J shall apply to every LOT, BUILDING and STRUCTURE in the University College (UC) zone on a Main Campus:

Table 9J: Regulations – UNIVERSITY COLLEGE (UC) – MAIN CAMPUS	
STREET LINE setback (minimum)	5.0 metres
INTERIOR LOT LINE setback (minimum)	Zero metres (0m) where an INTERIOR LOT LINE abuts a LOT zoned University College (UC)
	5.0 metres where an INTERIOR LOT LINE abuts a LOT not zoned University College (UC)
LANDSCAPED OPEN SPACE (minimum)	15%
PARKING SPACES (minimum)	UNIVERSITY / COLLEGE: 0.75 PARKING SPACES for every faculty, staff, and employee plus (+) 0.15 VISITOR PARKING SPACES for every faculty, staff, and employee ~~(deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution)~~
	GOVERNMENT USE: 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
	Complementary Uses specified in section 9.4.1.2: 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
	Ancillary Uses specified in section 9.4.1.3: zero (0) PARKING SPACES shall be required
Complementary Uses (maximum)	Complementary Uses specified in section 9.4.1.2 collectively shall not exceed 15% of the total BUILDING FLOOR AREA on the associated Main Campus
Ancillary Uses (maximum)	Ancillary Uses specified in section 9.4.1.3 collectively shall not exceed 15% of the total BUILDING FLOOR AREA on the associated Main Campus
Complementary Uses & Ancillary Uses (maximum)	Complementary Uses specified in section 9.4.1.2 and Ancillary Uses specified in section 9.4.1.3 collectively shall not exceed 15% of the total BUILDING FLOOR AREA on the associated Main Campus
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act.

NOTE: This table and any other provision of this By-law does not apply to any Post Secondary institution who is engaged with an undertaking for the objects of the institution as set out in section 62.0.2 of the Planning Act.

- 9.4.4 The following regulations in Table 9K shall apply to every LOT, BUILDING and STRUCTURE in the University College (UC) zone other than on a Main Campus:

Table 9K: Regulations – UNIVERSITY COLLEGE (UC) – BEYOND MAIN CAMPUS	
STREET LINE setback (minimum)	5.0 metres
SIDE YARD setback (minimum)	5.0 metres
REAR YARD setback (minimum)	7.5 metres
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater
LANDSCAPED OPEN SPACE (minimum)	15%
PARKING SPACES (minimum)	UNIVERSITY / COLLEGE: 0.75 PARKING SPACES for every faculty, staff, and employee plus (+) 0.15 VISITOR PARKING SPACES for every faculty, staff, and employee (deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution)
	GOVERNMENT USE: 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
	Complementary Uses specified in section 9.4.1.2: 3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
	Ancillary Uses specified in section 9.4.1.3: zero (0) PARKING SPACES shall be required
Complementary Uses (maximum)	Complementary Uses specified in section 9.4.1.2 collectively shall not exceed 25% of the total BUILDING FLOOR AREA on the LOT
Ancillary Uses (maximum)	Ancillary Uses specified in section 9.4.1.3 collectively shall not exceed 25% of the total BUILDING FLOOR AREA on the LOT
Complementary Uses & Ancillary Uses (maximum)	Complementary Uses specified in section 9.4.1.2 and Ancillary Uses specified in section 9.4.1.3 collectively shall not exceed 25% of the total BUILDING FLOOR AREA on the LOT
Ancillary Uses	Ancillary Uses specified in section 9.4.1.3 shall be located on the FIRST STOREY of a BUILDING containing one or more of the permitted USES specified in section 9.4.1.1.
Number of BUILDINGS on a LOT (maximum)	More than one (1) main BUILDING permitted

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

NOTE: This table and any other provision of this By-law does not apply to any Post Secondary institution who is engaged with an undertaking for the objects of the institution as set out in section 62.0.2 of the Planning Act.

9.4.8 (deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution) Notwithstanding anything to the contrary, the parking requirement for Laurier may be satisfied on:

a.) ~~Laurier's Main Campus; and~~

b.) ~~Lands zoned University College (UC) within eight hundred metres (800m) of Laurier's Main Campus.~~

9.4.9 (deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution) Notwithstanding anything to the contrary, the parking requirement for UW may be satisfied on:

a.) ~~UW's Main Campus; and~~

b.) ~~Lands zoned University College (UC) within eight hundred metres (800m) of UW's Main Campus.~~

9.4.10 (deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution) Notwithstanding anything to the contrary, the parking requirement for Conestoga may be satisfied on:

a.) ~~Conestoga's Main Campus; and~~

b.) ~~Lands zoned University College (UC) within eight hundred metres (800m) of Conestoga's Main Campus.~~

9.4.11 (deleted – Section 62.0.2 of the Planning Act – zoning regulations do not apply to the objects of a post-secondary institution) Notwithstanding anything to the contrary, and forming part of the total PARKING SPACES required in Table 9J and Table 9K, the minimum number of PARKING SPACES on any LOT zoned University College (UC) other than the Main Campus shall be:

~~one (1) PARKING SPACE per eight (8) BEDROOMS~~

~~plus (+)~~

~~one (1) PARKING SPACE per 100 square metres of non-residential BUILDING FLOOR AREA.~~

9.4.12 Notwithstanding anything to the contrary, the parking required in Table 9J and Table 9K for GOVERNMENT USES and Complementary Uses shall be satisfied on the same LOT as the GOVERNMENT USE or Complementary Use.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

NOTE: Section 62.0.2 of the Planning Act states that zoning regulations do not apply to the objects of a post-secondary institution, which includes parking regulations.

STATION AREA BUSINESS EMPLOYMENT TWO A (E2A)

9S.1.12 (deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations in Table 9S-C shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Business Employment Two A (E2A) zone, except as specified in Table 6A:

Table 9S-C: Parking Regulations – STATION AREA BUSINESS EMPLOYMENT TWO A ZONE (E2A)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.75 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
INDUSTRIAL MALL	a.) Area A on Schedule A1: 1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA b.) Area B on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA c.) Area C on Schedule A1: 2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA d.) All Other lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

STATION AREA BUSINESS EMPLOYMENT TWO B (E2B)

9S.2.12 ~~(deleted – Planning Act eliminates parking minimums in MTSAs) The following minimum PARKING SPACE regulations in Table 9S-F shall apply to every LOT, BUILDING and STRUCTURE in the Station Area Business Employment Two B (E2B) zone, except as specified in Table 6A:~~

Table 9S-F: Parking Regulations – STATION AREA BUSINESS EMPLOYMENT TWO B ZONE (E2B)	
Building	Minimum Parking Spaces Required (minimum)
Single Occupancy Building	For the first 1,000 square metres of BUILDING FLOOR AREA, 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA over 1,000 square metres but less than 5,000 square metres, 1.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA. For additional BUILDING FLOOR AREA greater than 5,000 square metres, 0.75 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA.
INDUSTRIAL MALL	a.) Area A on Schedule A1: 1.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA b.) Area B on Schedule A1: 1.8 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA c.) Area C on Schedule A1: 2.0 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA d.) All Other lands on Schedule A1: 2.5 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

Schedule 'F'

This is Schedule 'F' to By-law 2025-078 passed this 17 day of November, 2025

Amendments to Section 10 – Institutional Zones of Zoning By-law 2018-050

EDUCATIONAL INSTITUTION (EI)

10.1.6 The following parking regulations shall apply to every LOT, BUILDING and STRUCTURE in the Educational Institution (EI) zone, except as specified in Table 6A:

		Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Residential	Use	0.65 (See Note)	0.75	0.90	1.00	1.00	1.10	0.90 1.15	PDU*
Residential	Visitor	0.10 0.75	0.10 0.85	0.10 1.00	0.10 1.10	0.10 1.10	0.10 1.20	0.10 1.00 1.25	PDU* PDU*
Non-Residential	Use	1.50	1.80	2.00	2.50	2.50	2.75	2.50 3.00	/100m2*

* PDU = Per Dwelling Unit

/100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

INSTITUTIONAL (I)

10.2.6 The following parking regulations shall apply to every LOT, BUILDING and STRUCTURE in the Institutional (I) zone, except as specified in Table 6A:

	Area A on Schedule A1	Area B on Schedule A1	Area C on Schedule A1	Area D on Schedule A1	Area E on Schedule A1	Area F on Schedule A1	All Other	
Non-Residential Use	1.50 (See Note)	1.80	2.00	2.50	2.50	2.75	2.50 3.00	/100m2*

* /100m2 = Per 100 square metres of BUILDING FLOOR AREA

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

SCHOOL (S)

10.3.2 The following regulations in Table 10E shall apply to every LOT, BUILDING and STRUCTURE in the School (S) zone:

Table 10E: Regulations – SCHOOL ZONE (S)		
STREET LINE setback (minimum)	6.0 metres	
SIDE YARD setback (minimum)	5.0 metres or half the height of the BUILDING, whichever is greater	
REAR YARD setback (minimum)	7.5 metres or half the height of the BUILDING, whichever is greater	
LOW RISE RESIDENTIAL LOT LINE setback (minimum)	7.5 metres	
BUILDING HEIGHT (maximum)	14 metres	
COVERAGE (maximum)	60%	
LANDSCAPED OPEN SPACE (minimum)	30%	
PARKING SPACES (minimum)	For Primary Uses specified in section 10.3.1.1	2 PARKING SPACES per TEACHING AREA
	For Ancillary Uses specified in section 10.3.1.2 that temporarily occupy BUILDING FLOOR AREA within a PRIVATE SCHOOL or PUBLIC SCHOOL	0 PARKING SPACES
	For Ancillary Uses specified in section 10.3.1.2 that permanently occupy BUILDING FLOOR AREA within a PRIVATE SCHOOL or PUBLIC SCHOOL	3 PARKING SPACES per 100 square metres of BUILDING FLOOR AREA
Ancillary Uses (maximum)	Ancillary Uses specified in section 10.3.1.2 shall not collectively exceed 40% of the BUILDING FLOOR AREA	
Ancillary Uses	Ancillary Uses specified in section 10.3.1.2 shall be located in the same BUILDING as the associated Primary Use specified in section 10.3.1.1	

NOTE: BICYCLE PARKING requirements are contained in section 6.6. LOADING SPACE requirements are contained in section 6.9.

NOTE: Lands identified in Area A of Schedule 'A1' have no minimum vehicle PARKING SPACE requirements pursuant to the Planning Act and the City's Official Plan.

Schedule 'G'

