

400 Millennium Boulevard Zoning Matrix

Section 8.5 – Convenience Commercial (C3-20) – Block		
Requirement	Required	
Permitted Uses	Primary Uses: • AUTOMOBILE GAS STATION • BAKE SHOP, including OUTDOOR BAKE SHOP PATIO • CAFÉ, including OUTDOOR CAFÉ PATIO • CHILD CARE CENTRE • COMMERCIAL SCHOOL • COMMERCIAL RECREATION • COMMERCIAL SERVICE • COMMERCIAL WELLNESS • ELECTRONIC GAMING CENTRE • FINANCIAL SERVICE • MEDICAL CLINIC • NANOBREWERY • OFFICE • OLD GOLD SHOP • PERSONAL BREWING ESTABLISHMENT • PERSONAL SERVICE SHOP • PET SERVICES (CLASS A) • RESTAURANT, including OUTDOOR RESTAURANT PATIO • RESTAURANT (TAKE-OUT), including OUTDOOR RESTAURANT PATIO • RETAIL STORE (includes VARIETY STORE) • VETERINARY CLINIC • ASSISTED LIVING FACILITY above the FIRST STOREY in a MIXED USE BUILDING • DWELLING UNITS above the FIRST STOREY in a MIXED USE BUILDING • LONG TERM CARE FACILITY above the FIRST STOREY in a MIXED USE BUILDING	No change proposed
Street Line Setback (Minimum)	5m	No change proposed
Side Yard Setback (Minimum)	3.0	No change proposed
Rear Yard Setback (Minimum)	7.5m	No change proposed
Low Rise Residential Lot Line setback (Minimum)	7.5m or half the height of the BUILDING whichever is greater	NA (Lands zoned RMU-20)
GROUND FLOOR AREA (Maximum)	2,000 square metres	No change proposed

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Complementary Uses (Maximum)	Complementary uses specified in section 8.4.1.3 shall not collectively exceed 50% of the BUILDING FLOOR AREA on the LOT	No change proposed
Number of BUILDINGS on a LOT (Maximum)	More than one (1) main BUILDING permitted	No change proposed
Density (Minimum)	none	No change proposed
Density (Maximum)	450 BEDROOMS per hectare	No change proposed
BUILDING HEIGHT (Maximum)	20 metres and 6 storeys	No change proposed
Podium Height (Maximum)	14 metres	No change proposed
Tower Separation (Minimum)	None	No change proposed
Horizontal Tower Dimension (Maximum)	N/A	No change proposed
Tower Footprint (Maximum)	N/A	No change proposed
Amenity Area (Minimum)	3 square metres for the first BEDROOM and 2 square metres for each additional BEDROOM in a DWELLING UNIT	No change proposed
Minimum Parking Space (Area F)	Residential Use: 1.10 per dwelling unit Residential Visitor: 0.10 per dwelling unit Non-Residential: 3.60 per 100 sq m	No change proposed
Residential Mixed-use (RMU-20)		
Requirement	Required	Provided
Permitted Uses	Primary Uses - MULTI-UNIT RESIDENTIAL BUILDING (including APARTMENT BUILDING) - MIXED USE BUILDING with DWELLING UNITS above the FIRST STOREY - TOWNHOUSE BUILDING, for lands zoned RMU-20 and RMU-30 only - FREEHOLD TOWNHOUSE BUILDING, for lands zoned RMU-20 and RMU-30 only - STACKED TOWNHOUSE BUILDING, for lands zoned RMU-20 and RMU-30 only - TRIPLEX BUILDING, for lands zoned RMU-20 only - LONG TERM CARE FACILITY	Permission for a Freehold Townhouse to front on a Common Element Road (Block 2/Stage 2), which shall be deemed its front lot line. Site Specific – Uses permitted in the Convenience Commercial (C3-20) zone shall be permitted for Block 1/Stage 2

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	- ASSISTED LIVING FACILITY Complementary Uses: - GOVERNMENT USE - MUNICIPAL RECREATIONAL FACILITY - SPIRITUAL USE, for lands zoned RMU-20 only (see section 3.5.4) Ancillary Uses: - See Section 7.10.1.3 – 7.12.1.5	
Lot Frontage (Minimum)	20m	No change proposed, except for the Freehold Townhouse which shall have a minimum frontage of 5.5 metres (interior lot) and 11.5 metres (corner lot)
Street Line setback (Minimum)	5m	No change proposed
Street Line setback (Maximum)	At least 75% of the Street Line Front Building Façade shall be within 7.5m of the Street Line	No change proposed
Side Yard setback (Minimum)	3m	No change proposed
Rear Yard setback (Minimum)	7.5m	5.5m rear yard setback for Block 1/Stage 2 (adjacent to Open Space Block 6/Stage 2)
Low Rise Residential Lot Line setback (Minimum)	7.5m or half the height of the Building, whichever is greater, except for Townhouse Buildings and Freehold Townhouse Buildings where no Low Rise Residential Lot Line setback shall apply	No change proposed
Building Height (Minimum)	7.5m	No change proposed
Building Height (Maximum)	20 metres and 6 storeys	No change proposed
Density (minimum)	NA	No change proposed
Density (Maximum)	450 bedrooms per hectare	No change proposed
Landscaped Open Space (Minimum)	30%	No change proposed
Number of main Buildings per Lot (Maximum)	More than one (1) permitted	No change proposed
Height of First Storey (Minimum)	4.0 m	Site specific permission for 3.0 m for a Townhouse, Freehold Townhouse or Stacked Townhouse Building
Amenity Area (Minimum)	3 square metres for the first bedroom and 2 square metres for each additional bedroom in the dwelling unit	No change proposed
Minimum Parking Rate (Area F)	Residential: Use: 1.10 PDU Visitor: 0.10 PDU	No change proposed

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	Total: 1.20 PDU Non-Residential Uses: Use: 2.70 per 100 sq m of building floor area	
3.D.2.4	The SIDE YARD setback applied to the principal BUILDING shall apply to the DECK.	Meets the requirement (Freehold Townhouse) as the front lot line of the townhouse will be adjacent to the Common Element Road and the deck would be in the rear yard.
3.D.2.8	a.) Notwithstanding anything to the contrary, the top of the raised platform (the walking surface) of a DECK shall not exceed the height of the floor of the upper STOREY of the DWELLING b.) Notwithstanding section 3.D.2.8.a.), for the portion of a DECK extending into the REAR YARD setback pursuant to 3.D.2.5., the top of the raised platform (the walking surface) of a DECK shall be a maximum three metres (3.0m) above GRADE, measured at any point around the perimeter of that portion of the DECK extending into the REAR YARD setback pursuant to 3D.2.5.	Site Specific – Maximum permitted height for a deck: 3.5m above grade for the portion of the deck extending into the interior lot line setback.
R8 Zone – Applies to Townhouse and Stacked Townhouses in the RMU zone		
Seek general exemption from regulations in R8 zone and Cluster general provisions for Freehold and Stacked Towns in RMU zone. Minimum Lot Area for Freehold Townhouse shall be 165 m² for an interior lot and 345 m² for a corner lot and minimum side yard setback shall be 1.2 metres.		
Section 3.C.10.1 – Cluster Development – Lands zoned RMU-20 are exempt		
Requirement	Required	Provided
Street Line Setback (Min)	6m	No change proposed
Common Element Road or Private Road Width, two-way road (min)	6.10m	No change proposed
Common Element Road or Private Road Width, One-way road (min)	3.50m	No change proposed
Common Element Road or Private Road Setback, where a Driveway is provided for the dwelling unit	6.0m	No change proposed

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Interior Lot Line Setback (min)	7.5m	7.5m (5.5m for Block 1/Stage 3 adjacent to Open Space Block 3/Stage 3)
Building Separation – residential (min)	2.4m	2.4m
Building separation – non-residential (min)	6.0m	NA
R7		
Requirement	Required	Provided
Permitted Uses	Primary Use - TOWNHOUSE BUILDING - FREEHOLD TOWNHOUSE BUILDING Ancillary Use - COACH HOUSE (see section 3.C.2) - HOME OCCUPATION (see section 3.H.3 and Table 6A) - ADDITIONAL RESIDENTIAL UNIT (see section 3.A.1B)	No change proposed
Lot Area (Minimum)	Freehold Townhouse Interior Lot: 185 sq. m Corner Lot: 400sq.m	Site Specific Freehold Townhouse – Interior Lot: 165 sq. m Corner Lot: 345 sq. m
Lot Frontage (Minimum)	Freehold Townhouse Interior Lot: 5.5m Corner Lot: 11.5m	No change proposed
Average Lot Depth (minimum) See 7.7.3)	30m	No change proposed
Street Line setback (minimum)	6m	No change proposed
Interior Lot Line setback (minimum)	Freehold Townhouse – N/A Townhouse - 7.5 m	Site specific for Block 1/Stage 3 to reduce the southerly setback adjacent to Open Space Block 3 to 5.5 m
Side Yard setback (minimum)	Freehold Townhouse 1.8m	Site Specific – 1.2m
Rear Yard setback (Minimum)	Freehold Townhouse 7.5m	No change proposed
Setback between main buildings (Minimum)	Freehold Townhouse – N/A Townhouse – 2.4 m	No change proposed
Building Height (Maximum)	10m	Site Specific – 11m and 3 storeys
Density (Maximum)	Freehold Townhouse – N/A Townhouse – 150 bedrooms/ha	Site specific – no maximum density in bedrooms per hectare
Lot Coverage, all buildings (maximum)	Freehold Townhouse 40% Townhouse – 50%	Site Specific All Buildings (Freehold Townhouse only) – 55%
Parking Spaces (Minimum)	Freehold Townhouse - 1 per dwelling unit Townhouse – 1.4 per unit	No change proposed

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Number of Main buildings per lot (Maximum)	Freehold Townhouse – 1 Townhouse – more than one	No change proposed
7.7.3	For a FREEHOLD TOWNHOUSE BUILDING on a LOT with a minimum LOT FRONTAGE of thirteen-point-five metres (13.5m), the minimum average LOT DEPTH shall be twenty four metres (24m).	No change proposed
7.7.4	Notwithstanding anything to the contrary, a detached PRIVATE GARAGE is prohibited.	NA
3.D.2.8	a.) Notwithstanding anything to the contrary, the top of the raised platform (the walking surface) of a DECK shall not exceed the height of the floor of the upper STOREY of the DWELLING b.) Notwithstanding section 3.D.2.8.a.), for the portion of a DECK extending into the REAR YARD setback pursuant to 3.D.2.5., the top of the raised platform (the walking surface) of a DECK shall be a maximum three metres (3.0m) above GRADE, measured at any point around the perimeter of that portion of the DECK extending into the REAR YARD setback pursuant to 3D.2.5.	Site Specific – Maximum permitted height for a deck: 3.5m above grade
		Site Specific – A private garage may represent up to 60% of the front building façade length for a Freehold Townhouse or Townhouse Building
		Site Specific – A one (1) storey unenclosed porch may encroach into the front and/or flankage yard by a maximum of 0.6m (Freehold Townhouse)
R5		
Requirement	Required	Provided
Permitted Uses	Primary Uses: • SINGLE DETACHED BUILDING • SEMI-DETACHED BUILDING • FREEHOLD SEMI-DETACHED BUILDING • DUPLEX BUILDING Complementary Uses: • CLASS A GROUP HOME (see section 3.G.2 and Table 6A) Ancillary Uses: • COACH HOUSE (see section 3.C.2) • HOME OCCUPATION (see section 3.H.3 and Table 6A)	No change proposed

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	• ADDITIONAL RESIDENTIAL UNIT (see section 3.A.1B)	
Lot Area (Minimum)	Single Detached Interior: 255 sq. m Corner: 330 sq. m	No change proposed
Lot Frontage (Minimum)	Single Detached Interior: 8.5 m Corner: 11.0 m	No change proposed
Average Lot Depth (Minimum)	30.0 m	No change proposed
Front Yard Setback (minimum)	6.0 m	No change proposed
Flankage Yard setback (Minimum)	3.0 m	No change proposed
Side Yard setback (Minimum)	1.2 m	No change proposed
Rear Yard setback (Minimum)	7.5 m	No change proposed
Building Height (Maximum)	9.5 m	Site Specific – 11 m & 3 storeys proposed
Impervious Coverage (Maximum)	NA	NA
Lot Coverage, all buildings (Maximum)	Single Detached 40%	No change proposed
Parking Spaces (Minimum)	1 per dwelling unit	No change proposed
7.5.3	Notwithstanding anything to the contrary: a) For a SINGLE DETACHED BUILDING on a LOT with a minimum LOT FRONTAGE of thirteen-point five metres (13.5m), the minimum average LOT DEPTH shall be twenty four metres (24m). b) For a SEMI-DETACHED BUILDING on a LOT with a minimum LOT FRONTAGE of twenty seven metres (27m), the minimum average LOT DEPTH shall be twenty four metres (24m). c) For a FREEHOLD SEMI-DETACHED BUILDING with a minimum LOT FRONTAGE of thirteen-point five metres (13.5m), the minimum average LOT DEPTH shall be twenty four metres (24m).	No change proposed
7.5.4	Notwithstanding anything to the contrary, where a minimum STREET LINE setback of seven metres (7m) is provided to an EXISTING PRIVATE GARAGE, the minimum FRONT YARD setback to the habitable portion of the	No change proposed

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	EXISTING main STRUCTURE shall be five metres (5m).																	
7.5.5	Notwithstanding anything to the contrary, a one (1) STOREY unenclosed PORCH may encroach into the FRONT YARD by a maximum zero-point-six metres (0.6m).	Site Specific – Porch may encroach into Flankage Yard by a maximum of 0.6m																
7.5.6	Notwithstanding anything to the contrary, there shall be a maximum one (1) PRIVATE GARAGE per LOT, with the exception of SEMI DETACHED BUILDINGS where a maximum one (1) PRIVATE GARAGE per principal DWELLING UNIT shall be permitted.	No change proposed																
7.5.7	Notwithstanding anything to the contrary, the width of a PRIVATE GARAGE attached to the main BUILDING and the associated DRIVEWAY shall not exceed fifty five percent (55%) of the FRONT BUILDING FAÇADE LENGTH.	Site-Specific – Garage may represent 58% of the front building façade length																
7.5.8	The following method shall be used to measure the width of a PRIVATE GARAGE in section 7.5.7: a) For a PRIVATE GARAGE attached to the main BUILDING, the width of the openings (doors), or for an open structure the distance between the supporting columns. b) For a detached PRIVATE GARAGE, the distance between the outside walls.	No change proposed																
7.5.9	Notwithstanding section 7.5.7, the associated DRIVEWAY may extend zero-point-three metres (0.3m) past either side of the PRIVATE GARAGE opening (door), provided no portion of the DRIVEWAY is located in front of any HABITABLE FLOOR SPACE on the FIRST STOREY	No change proposed																
7.5.10	The following regulations in Table 7J shall apply to every detached PRIVATE GARAGE in the Residential Five (R5) zone which faces the FRONT YARD LOT LINE, SIDE LOT LINE, or FLANKAGE LOT LINE: <table border="1"><caption>Table 7J: Regulations – RESIDENTIAL FIVE ZONE (R5) – Detached PRIVATE GARAGES</caption><tr><td>FRONT YARD setback (minimum)</td><td>6.0 metres</td></tr><tr><td>FLANKAGE YARD setback (minimum)</td><td>6.0 metres</td></tr><tr><td>SIDE YARD setback (minimum)</td><td>0.6 metres</td></tr><tr><td>REAR YARD setback (minimum)</td><td>0.6 metres</td></tr><tr><td>Setback from main BUILDING (minimum)</td><td>6.0 metres</td></tr><tr><td>Detached PRIVATE GARAGE BUILDING HEIGHT (maximum) (see section 7.5.11)</td><td>4.0 metres</td></tr><tr><td>LOT COVERAGE (maximum)</td><td>17% or a maximum of 48 square metres, whichever is more restrictive</td></tr><tr><td>Width of detached PRIVATE GARAGE (maximum)</td><td>6.86 metres</td></tr></table>	FRONT YARD setback (minimum)	6.0 metres	FLANKAGE YARD setback (minimum)	6.0 metres	SIDE YARD setback (minimum)	0.6 metres	REAR YARD setback (minimum)	0.6 metres	Setback from main BUILDING (minimum)	6.0 metres	Detached PRIVATE GARAGE BUILDING HEIGHT (maximum) (see section 7.5.11)	4.0 metres	LOT COVERAGE (maximum)	17% or a maximum of 48 square metres, whichever is more restrictive	Width of detached PRIVATE GARAGE (maximum)	6.86 metres	No change proposed
FRONT YARD setback (minimum)	6.0 metres																	
FLANKAGE YARD setback (minimum)	6.0 metres																	
SIDE YARD setback (minimum)	0.6 metres																	
REAR YARD setback (minimum)	0.6 metres																	
Setback from main BUILDING (minimum)	6.0 metres																	
Detached PRIVATE GARAGE BUILDING HEIGHT (maximum) (see section 7.5.11)	4.0 metres																	
LOT COVERAGE (maximum)	17% or a maximum of 48 square metres, whichever is more restrictive																	
Width of detached PRIVATE GARAGE (maximum)	6.86 metres																	
7.5.11	Notwithstanding anything to the contrary, in no case shall the BUILDING HEIGHT of a detached	No change proposed No change proposed																

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	PRIVATE GARAGE exceed the BUILDING HEIGHT of the main BUILDING.	
Section 3.D.2.8	a.) Notwithstanding anything to the contrary, the top of the raised platform (the walking surface) of a DECK shall not exceed the height of the floor of the upper STOREY of the DWELLING b.) Notwithstanding section 3.D.2.8.a.), for the portion of a DECK extending into the REAR YARD setback pursuant to 3.D.2.5., the top of the raised platform (the walking surface) of a DECK shall be a maximum three metres (3.0m) above GRADE, measured at any point around the perimeter of that portion of the DECK extending into the REAR YARD setback pursuant to 3D.2.5.	Site Specific provision for a 3.5 m high deck
Parks and Recreation (OS1) – no changes proposed		
Requirement	Required	Provided
Permitted Uses	• Cemetery • Crematoria, Funeral Home, and Mausoleum ancillary to a Municipal Cemetery • Parkland • CITY Arboretum and Greenhouse • Community Centre • GOVERNMENT USE • MUNICIPAL RECREATION FACILITY • Private Recreation Facility • Trails and Pathways • Utility Corridor, including hydro transmission and distribution corridors	
Building Regulations	Table 11A – NA (No buildings proposed)	
Conservation (OS3) – no changes proposed		
Requirement	Required	Provided
Permitted Uses	No PERSON shall erect, enlarge, locate or reconstruct any BUILDING or STRUCTURE in whole or in part in the Conservation (OS3) zone. No PERSON shall use any land in whole or in part in the Conservation (OS3) zone for any purpose other than one or more of the following permitted uses: • Parkland • Beekeeping, subject to compliance with the Ontario Bees Act • Conservation Lands, meaning natural resource areas including woodlots, wetlands, grasslands,	

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	• water courses, and related environmental buffers • CITY, REGIONAL, and GRCA flood and erosion control infrastructure • Parkland, Trails, and Pathways • Restorative, scientific, and educational uses solely related to the natural and environmental • resources and systems on the LOT – includes woodland, wetland, grasslands, water course, • fish, and wildlife management and conservation	
Building Standards	Table 11C – NA (No buildings proposed)	