

CITY OF WATERLOO

RESIDENTIAL CONSERVATION ONE (RC1)

Zone

7.15 Residential Conservation One (RC1) Zone

Permitted Uses

7.15.1 No PERSON shall erect, alter, enlarge, reconstruct, locate, or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Conservation One (RC1) zone for any purpose other than one or more of the following permitted uses:

7.15.1.1 Primary Uses:

- a.) DETACHED BUILDING
- b.) Parks operated by the CITY

7.15.1.2 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use specified in section 7.15.1.1:

- a.) COACH HOUSE (see section 3.C.2)
- b.) HOME OCCUPATION (see section 3.H.3 and Table 6A)
- c.) ADDITIONAL RESIDENTIAL UNIT (see section 3.A.1B)

Performance Standards

7.15.2 The following regulations in Table 7U shall apply to every BUILDING, STRUCTURE and LOT in the Residential Conservation One (RC1) zone:

Table 7U: Regulations – Residential Conservation One Zone (RC1)	
LOT AREA (minimum)	The LOT AREA that existed on the date of passing of this BY-LAW
LOT FRONTAGE (minimum)	The LOT FRONTAGE that existing on the date of passing of this BY-LAW
FRONT YARD setback (minimum)	The FRONT YARD setback of the “Existing Building”
FLANKAGE YARD setback (minimum)	The FLANKAGE YARD setback of the “Existing Building”
SIDE YARD setback (minimum)	The SIDE YARD setback of the “Existing Building”
REAR YARD setback (minimum)	The REAR YARD setback of the “Existing Building”
BUILDING HEIGHT (maximum)	The BUILDING HEIGHT of the “Existing Building” The BUILDING HEIGHT of a COACH HOUSE shall not exceed the lesser of 6.0 metres or the BUILDING HEIGHT of the “Existing Building”.
PARKING SPACES (minimum)	The number of EXISTING PARKING SPACES on the LOT

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Table 7U: Regulations – Residential Conservation One Zone (RC1)

Number of main BUILDINGS per LOT (maximum)	1
Number of COACH HOUSES per LOT (maximum)	1
Number of DWELLING UNITS per LOT (maximum)	4

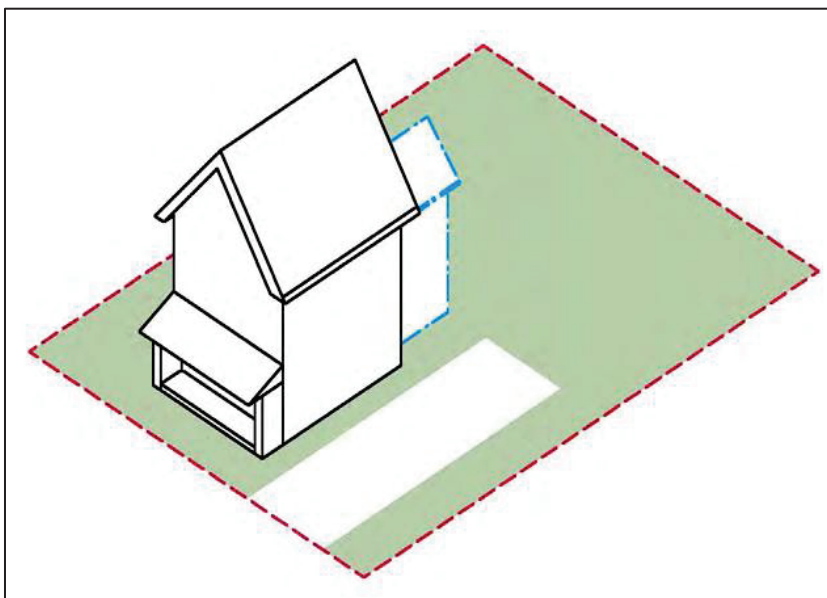
7.15.3 For the purpose of this zone, “**Existing Building**” means the main BUILDING that existed on November 16, 2007 on the LOT, being the date that the MacGregor/Albert Neighbourhood Heritage Conservation District Plan was approved by the Ontario Municipal Board.

Additions to an Existing Building

7.15.4 Notwithstanding anything to the contrary in Table 7U, an addition to an “Existing Building” is permitted provided that:

- a.) the addition is located entirely within the REAR YARD of the “Existing Building”;
- b.) the minimum REAR YARD setback of the addition shall be seven-point-five metres (7.5m);
- c.) the addition complies with the SIDE YARD setback of the “Existing Building”;
- d.) the addition complies with the FLANKAGE YARD setback of the “Existing Building”, on a CORNER LOT;
- e.) the maximum BUILDING HEIGHT of the addition does not exceed the height of the “Existing Building”;
- f.) the maximum LOT COVERAGE of the main BUILDING with the addition shall be thirty-five percent (35%).

NOTE: Prior to grading, land clearing, and construction on the LOT, both a Heritage Permit and a Building Permit must be obtained.



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Area “A”

7.15.5 For the lands identified with the letter “A” on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the “Existing Building” and any permitted additions thereto:
 - i. UNIVERSITY / COLLEGE

Area “B”

7.15.6 For the lands identified with the letter “B” on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the “Existing Building” and any permitted additions thereto:
 - i. Art Gallery
 - ii. ARTIST STUDIO (CLASS A)
 - iii. CHILD CARE CENTRE
 - iv. COMMERCIAL SCHOOL
 - v. MEDICAL CLINIC
 - vi. OFFICE
 - vii. PERSONAL SERVICE SHOP
 - viii. RETAIL STORE

Area “C”

7.15.7 For the lands identified with the letter “C” on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the “Existing Building” and any permitted additions thereto:
 - i. Art Gallery, which may include the ancillary retailing of artistic works on display
 - ii. ALTERNATIVE EDUCATION CENTRE
 - iii. ARTIST STUDIO (CLASS A)
 - iv. CHILD CARE CENTRE
 - v. GOVERNMENT USE
 - vi. Museum
 - vii. PRIVATE SCHOOL
 - viii. PUBLIC SCHOOL
 - ix. SPIRITUAL USE

Area “D”

7.15.8 For the lands identified with the letter “D” on Image A to this zone, the following regulations shall apply:

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- a.) Notwithstanding anything to the contrary, the following additional USES shall be permitted within the "Existing Building" and any permitted additions thereto:
- i. Art Gallery, which may include the ancillary retailing of artistic works on display
 - ii. ARTIST STUDIO (CLASS A)
 - iii. BUSINESS INCUBATOR
 - iv. EDUCATIONAL INSTITUTION
 - v. INSTITUTION
 - vi. Library
 - vii. MAKERSPACE (CLASS A)
 - viii. MULTI-UNIT RESIDENTIAL BUILDING, provided that parking at a rate of one (1) PARKING SPACE per DWELLING UNIT is provided
 - ix. Museum
 - x. OFFICE, excluding HEALTH PRACTITIONER and MEDICAL CLINIC
 - xi. TECH OFFICE
- b.) Notwithstanding anything to the contrary, the following shall be prohibited:
- i. Any USE or activity that ordinarily results in emissions from the unit or BUILDING of odours, fumes, noise, dust, vibrations, heat, glare (lighting), electrical interference, or the like.
 - ii. Any USE or activity that produces or creates chemical by-products.
 - iii. OUTDOOR STORAGE of materials or equipment.
- c.) Notwithstanding anything to the contrary, the following setbacks shall apply to the EXISTING BUILDING:
- i. Minimum FRONT YARD Setback (Dorset Street): 0.97 metres
 - ii. Minimum SIDE YARD Setback: 3.35 metres
 - iii. Minimum FLANKAGE YARD Setback (Albert Street): 0.30 metres, excluding an addition to the EXISTING BUILDING for an elevator which shall be setback zero metres (0m) from the Albert Street STREET LINE
- d.) Notwithstanding anything to the contrary, TECH OFFICE includes the incidental prototyping and assembly of related advanced technology hardware and products, to a maximum thirty-five percent (35%) of the BUILDING FLOOR AREA.
- e.) (deleted – Planning Act eliminates parking minimums in MTSAs)
- 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.*
- f.) Notwithstanding e.), a maximum of ten (10) PARKING SPACES shall be required for the EXISTING BUILDING and any addition(s) thereto.

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Area 'E'

7.15.9 For the lands identified with the letter "E" on Image A to this zone, the following regulations shall apply:

- a.) Notwithstanding anything to the contrary, the following USES shall be permitted on the FIRST STOREY:
 - i. OFFICE, including a HEALTH PRACTITIONER OFFICE
 - ii. DWELLING UNIT
- b.) Notwithstanding anything to the contrary, the following USES shall be permitted in the SECOND and THIRD STOREY:
 - i. DWELLING UNIT
- c.) Notwithstanding anything to the contrary, the following regulations shall apply:
 - i. (deleted – Planning Act eliminates parking minimum in MTSAs)
 - ii. (deleted – Planning Act eliminates parking minimum in MTSAs)
 - iii. The maximum number of HEALTH PRACTITIONERS shall be one (1).
 - iv. The BASEMENT of the BUILDING may be used in whole or in part for storage and or mechanical equipment for an OFFICE.
 - v. The BUILDING FLOOR AREA devoted to storage and or mechanical equipment within the BASEMENT of the existing building shall be excluded from the parking calculation for an OFFICE.
 - vi. A LOADING SPACE shall not be required for an OFFICE.

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.

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Image A: Property Specific Regulations



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RESIDENTIAL BEAVER CREEK ONE (RBC1)

Zone

7.16 Residential Beaver Creek One (RBC1)

Permitted Uses

7.16.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Beaver Creek One (RBC1) zone for any purpose other than one or more of the following permitted uses:

7.16.1.1 Primary Uses:

a.) SINGLE DETACHED BUILDING

7.16.1.2 Complementary Uses:

a.) CLASS A GROUP HOME (see section 3.G.2 and Table 6A)

7.16.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use:

a.) HOME OCCUPATION (see section 3.H.3 and Table 6A)

b.) SECOND RESIDENTIAL UNIT (see section 3.S.1)

Performance Standards

7.16.2 The following regulations in Table 1 shall apply to every LOT, BUILDING and STRUCTURE in the Residential Beaver Creek One (RBC1)

Table 1: Regulations – RESIDENTIAL BEAVER CREEK ONE ZONE (RBC1)	
LOT AREA (minimum)	INTERIOR LOT: 360 square metres
	CORNER LOT: 495 square metres
LOT FRONTAGE (minimum)	INTERIOR LOT: 12.0 metres
	CORNER LOT: 16.5 metres
FRONT YARD setback (minimum)	7.5 metres
FLANKAGE YARD setback (minimum)	6.0 metres
SIDE YARD setback (minimum)	1.8 metres
REAR YARD setback (minimum)	7.5 metres
BUILDING HEIGHT (maximum)	10 metres
LOT COVERAGE, all BUILDINGS (maximum)	45%
PARKING SPACES (minimum)	1 per DWELLING UNIT
Number of BUILDINGS (maximum)	One (1) main BUILDING shall be permitted on a LOT

7.16.3 Where the zone boundary is indicated as approximately following the edge of a COMMON ELEMENT ROAD, the centre line of the COMMON ELEMENT ROAD shall be deemed to be the zone boundary.

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RESIDENTIAL BEAVER CREEK TWO (RBC2)

Zone

7.17 Residential Beaver Creek Two (RBC2)

Permitted Uses

7.17.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Beaver Creek Two (RBC2) zone for any purpose other than one or more of the following permitted uses:

7.17.1.1 Primary Uses:

- a.) SINGLE DETACHED BUILDING
- b.) SEMI-DETACHED BUILDING
- c.) FREEHOLD SEMI-DETACHED BUILDING
- d.) FREEHOLD TOWNHOUSE BUILDING

7.17.1.2 Complementary Uses:

- a.) CLASS A GROUP HOME (see section 3.G.2 and Table 6A)

7.17.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use:

- a.) HOME OCCUPATION (see section 3.H.3 and Table 6A)

7.17.1.4 Ancillary Uses, meaning the uses are subordinate and incidental to a SINGLE DETACHED BUILDING, FREEHOLD SEMI-DETACHED BUILDING, or FREEHOLD TOWNHOUSE BUILDING:

- a) SECOND RESIDENTIAL UNIT (see section 3.S.1)

Performance Standards

7.17.2 The following regulations in Table 1 shall apply to every LOT, BUILDING and STRUCTURE in the Residential Beaver Creek Two (RBC2) Zone:

Table 1: Regulations – RESIDENTIAL BEAVER CREEK TWO (RBC2)				
		SINGLE DETACHED	SEMI-DETACHED	FREEHOLD SEMI-DETACHED
LOT AREA (min)	Interior Lot	225 square metres	450 square metres	204 square metres
	Corner Lot	330 square metres	504 square metres	252 square metres
LOT FRONTAGE (min)	Interior Lot	8.5 square metres	15.0 metres	6.8 metres
	Corner Lot	11.0 metres	16.8 metres	8.4 metres
Average LOT DEPTH (minimum)		30.0 metres		
FRONT YARD Setback (minimum)		6.0 metres		
FLANKAGE YARD Setback (minimum)		3.0 metres		
SIDE YARD setback (minimum)		1.2 metres (see 7.17.3)		
REAR YARD setback (minimum)		7.5 metres		

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Table 1: Regulations – RESIDENTIAL BEAVER CREEK TWO (RBC2)

BUILDING HEIGHT (maximum)	10.0 metres and 3 STOREYS
LOT COVERAGE (maximum)	55%
LANDSCAPED OPEN SPACE (minimum)	30%
PARKING SPACES (minimum)	1 per DWELLING UNIT

- 7.17.3 Notwithstanding anything to the contrary, for a FREEHOLD SEMI-DETACHED DWELLING, the minimum Side Yard Setback on one side of the LOT shall be 0.0 metres.
- 7.17.4 Notwithstanding anything to the contrary, where a minimum STREET LINE setback of seven metres (7.0 m) is provided to a PRIVATE GARAGE, the minimum FRONT YARD setback to the habitable portion of the main STRUCTURE shall be five metres (5m).
- 7.17.5 Notwithstanding anything to the contrary, a PRIVATE GARAGE shall not be located any closer to the FRONT LOT LINE than the HABITABLE FLOOR SPACE of the dwelling.
- 7.17.6 Notwithstanding anything to the contrary, a one (1) STOREY unenclosed PORCH may encroach into the FRONT YARD and/or FLANKAGE YARD by a maximum of zero-point-six metres (0.6 m).
- 7.17.7 Notwithstanding anything to the contrary, the maximum width of a PRIVATE GARAGE attached to the main BUILDING shall not exceed fifty eight percent (58%) of the FRONT BUILDING FAÇADE LENGTH.
- 7.17.8 For the purposes of Section 7.17.7, the width of a PRIVATE GARAGE shall be determined by the width of the PRIVATE GARAGE opening (garage door(s)).
- 7.17.9 A DRIVEWAY may extend 0.3 metres beyond either side of the PRIVATE GARAGE opening (garage door(s)), provided no portion of the DRIVEWAY is located in front of any HABITABLE FLOOR SPACE on the FIRST STOREY.
- 7.17.10 Where a LOT LINE abuts a RESERVE, the LOT LINE shall be considered a STREET LINE for the purposes of applying setbacks.
- 7.17.11 For the purposes of this BY-LAW, more than one main BUILDING may be permitted on a LOT subject to the other provisions of this zone.
- 7.17.12 The regulations of the Residential Beaver Creek 3 Zone (RBC3) Zone shall apply to a FREEHOLD TOWNHOUSE BUILDING.

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RESIDENTIAL BEAVER CREEK THREE (RBC3)

Zone

7.18 Residential Beaver Creek Three (RBC3)

Permitted Uses

7.18.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Beaver Creek Three (RBC3) zone for any purpose other than one or more of the following permitted uses:

7.18.1.1 Primary Uses:

- a.) FREEHOLD TOWNHOUSE BUILDING
- b.) TOWNHOUSE BUILDING
- c.) STACKED TOWNHOUSE BUILDING
- d.) TRIPLEX BUILDING

7.18.1.2 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use:

- a.) HOME OCCUPATION (see section 3.H.3 and Table 6A)

7.18.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a FREEHOLD TOWNHOUSE BUILDING:

- a.) SECOND RESIDENTIAL UNIT (see section 3.S.1)

Performance Standards

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 (minimum)	Interior Lot	(none)	(none)	165 square metres	450 square metres
	Corner Lot			285 square metres	540 square metres
LOT FRONTAGE (minimum)	Interior Lot	(none)	(none)	5.5 metres	15 metres
	Corner Lot			9.5 metres	18 metres
FRONT YARD Setback (minimum)		6.0 metres			
FLANKAGE YARD Setback (minimum)		3.0 metres			
SIDE YARD setback (minimum)		7.5 metres from an INTERIOR LOT LINE	1.8 metres	1.8 metres	1.8 metres
REAR YARD setback (minimum)			7.5 metres		
BUILDING HEIGHT (maximum)		10.0 metres and 3 STOREYS	10.0 metres and 3 STOREYS	10.0 metres and 3 STOREYS	10.0 metres and 3 STOREYS

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Table 1: Regulations – RESIDENTIAL BEAVER CREEK THREE (RBC3)

Density (maximum)	150 BEDROOMS	150 BEDROOMS	(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	2 PARKING SPACES
VISITOR PARKING SPACES (minimum)	0.10 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

- 7.18.3 Notwithstanding anything to the contrary, an interior FREEHOLD TOWNHOUSE BUILDING that has a DWELLING UNIT on both sides shall be permitted an additional six percent (6%) LOT COVERAGE for ACCESSORY STRUCTURES.
- 7.18.4 Notwithstanding anything to the contrary, for a FREEHOLD TOWNHOUSE, the maximum width of a PRIVATE GARAGE attached to the main BUILDING shall not exceed sixty percent (60%) of the FRONT BUILDING FAÇADE LENGTH.
- 7.18.5 For the purposes of Section 7.18.4, the width of a PRIVATE GARAGE shall be determined by the width of the PRIVATE GARAGE opening (garage door(s)).
- 7.18.6 A DRIVEWAY may extend 0.3 metres beyond either side of the PRIVATE GARAGE opening (garage door(s)), provided no portion of the DRIVEWAY is located in front of any HABITABLE FLOOR SPACE on the FIRST STOREY.
- 7.18.7 Notwithstanding anything to the contrary, for a TOWNHOUSE or FREEHOLD TOWNHOUSE, a one (1) STOREY unenclosed PORCH may encroach into the FRONT YARD and/or FLANKAGE YARD by a maximum of zero-point-six metres (0.6 m).

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RESIDENTIAL BEAVER CREEK FOUR (RBC4)

Zone

7.19 Residential Beaver Creek Four (RBC4)

Permitted Uses

7.19.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Beaver Creek Four (RBC4) zone for any purpose other than one or more of the following permitted uses:

7.19.1.1 Primary Uses:

- a.) ASSISTED LIVING FACILITY
- b.) LONG TERM CARE FACILITY
- c.) MULTI-UNIT RESIDENTIAL BUILDING
- d.) TOWNHOUSE BUILDING

7.19.1.2 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use:

- a.) HOME OCCUPATION (see section 3.H.3 and Table 6A)

Performance Standards

7.19.2 The following regulations in Table 1 shall apply to every LOT, BUILDING and STRUCTURE in the Residential Beaver Creek Four (RBC4) Zone:

Table 1: Regulations-RESIDENTIAL BEAVER CREEK FOUR (RBC4)	
	MULTI-UNIT RESIDENTIAL BUILDING
LOT FRONTAGE (min)	15.0 metres
STREET LINE Setback (min)	5.0 metres
SIDE YARD Setback (min)	3.0 metres
REAR YARD Setback (min)	7.5 metres
LOW RISE RESIDENTIAL LOT LINE Setback (min)	Half the height of the BUILDING or 4.5 metres whichever is greater
BUILDING HEIGHT (max)	12.0 metres and 4 STOREYS
Density (max)	150 BEDROOMS per hectare
PARKING SPACES (min)	1 per DWELLING UNIT
VISITOR PARKING SPACES (min)	0.1 per DWELLING UNIT
Number of Main BUILDINGS per LOT	More than One (1)
LANDSCAPED OPEN SPACE (min)	30 %
AMENITY AREA (min)	3 square metres per BEDROOM for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT

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- 7.19.3 A LONG TERM CARE FACILITY shall comply with the regulations for a MULTI-UNIT RESIDENTIAL BUILDING in Table 1 of Section 7.19.2, except for PARKING SPACES and VISITOR PARKING SPACES, which shall comply with Table 6A in By-law 2018-050.
- 7.19.4 An ASSISTED LIVING FACILITY shall comply with the regulations for a MULTI-UNIT RESIDENTIAL BUILDING in Table 1 of Section 7.19.2, except for PARKING SPACES and VISITOR PARKING SPACES, which shall comply with Table 6A in By-law 2018-050.
- 7.19.5 Notwithstanding anything to the contrary, for MULTI-UNIT RESIDENTIAL BUILDINGS, Section 3.A.4.2 shall only apply to an APARTMENT BUILDING.
- 7.19.6 Notwithstanding anything to the contrary, every BUILDING that faces a STREET shall have at least one (1) BUILDING entrance to GRADE on the BUILDING FAÇADE oriented to the nearest STREET.
- 7.19.7 Where a LOT LINE abuts a RESERVE, the LOT LINE shall be considered a STREET LINE for the purposes of applying setbacks and BUILDING entrance regulations.
- 7.19.8 Notwithstanding anything to the contrary, the INTERIOR LOT LINE regulation in Section 3.C.10 shall not apply, whereas the SIDE YARD setback and REAR YARD setback regulations in Table 1 of Section 7.19.2 shall apply to CLUSTER DEVELOPMENT.
- 7.19.9 Notwithstanding anything to the contrary, the regulations of the Residential Beaver Creek Three (RBC3) Zone shall apply to a TOWNHOUSE BUILDING

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RESIDENTIAL BEAVER CREEK FIVE (RBC5)

Zone

7.20 Residential Beaver Creek Five (RBC5)

Permitted Uses

7.20.1 No PERSON shall erect, alter, enlarge, reconstruct, locate or use any BUILDING or STRUCTURE in whole or in part, nor use any land in whole or in part, in the Residential Beaver Creek Five (RBC5) zone for any purpose other than one or more of the following permitted uses:

7.20.1.1 Primary Uses:

- a.) ASSISTED LIVING FACILITY
- b.) LONG TERM CARE FACILITY
- c.) MULTI-UNIT RESIDENTIAL BUILDING
- d.) MIXED-USE BUILDING with DWELLING UNITS above the FIRST STOREY

7.20.1.2 Complementary Uses:

- a.) GOVERNMENT USE
- b.) MUNICIPAL RECREATION FACILITY
- c.) SPIRITUAL USE

7.20.1.3 Ancillary Uses, meaning the uses are subordinate and incidental to a Primary Use:

- a.) HOME OCCUPATION (see section 3.H.3 and Table 6A)
- b.) CAFÉ
- c.) CHILD CARE CENTRE
- d.) COMMERCIAL RECREATION
- e.) COMMERCIAL WELLNESS
- f.) DRUG STORE
- g.) SPECIALITY FOOD STORE
- h.) MEDICAL CLINIC
- i.) OFFICE
- j.) PERSONAL SERVICE SHOP
- k.) RESTAURANT
- l.) RETAIL STORE
- m.) TAKE-OUT RESTAURANT
- n.) VARIETY STORE

Performance Standards

7.20.2 The following regulations in Table 1 shall apply to every LOT, BUILDING and STRUCTURE in the Residential Beaver Creek Five (RBC5) Zone:

Table 1: Regulations-RESIDENTIAL BEAVER CREEK FIVE (RBC5)	
	MULTI-UNIT RESIDENTIAL BUILDING and MIXED-USE BUILDING
LOT FRONTAGE (min)	20.0 metres
STREET LINE Setback (min)	5.0 metres

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STREET LINE Setback (max)	Half the height of the BUILDING or 4.5 metres whichever is greater
BUILDING HEIGHT (min)	9.0 metres
BUILDING HEIGHT (max)	20 metres and 6 STOREYS
Height of FIRST STOREY (min)	4.5 metres
Density (max)	300 BEDROOMS per hectare
PARKING SPACES Residential (min)	1 per DWELLING UNIT
VISITOR PARKING SPACES (min)	0.1 per DWELLING UNIT
PARKING SPACES Non-Residential (min)	2.4 spaces as per 100 square metres of BUILDING FLOOR AREA, except as provided for in Table 6A of By-law 2018-050
AMENITY AREA (min)	3 square metres per BEDROOM for the first BEDROOM and 2 square metres for each additional BEDROOM in the DWELLING UNIT
LANDSCAPED OPEN SPACE (min)	30%
Number of Main BUILDINGS per LOT	More than One (1)

- 7.20.3 Where more than one (1) BUILDING exists, only the BUILDING located nearest to the STREET shall be required to comply with the maximum STREET LINE setback in Table 1 of Section 7.20.2. For the purposes of Section 7.20.3 in relation to the maximum STREET LINE setback in Table 1 of Section 7.20.2, the STREET LINE FRONT BUILDING FAÇADE shall mean the BUILDING façade facing the STREET where the principal residential entrance is located.
- 7.20.4 Notwithstanding anything to the contrary, only an APARTMENT BUILDING and a MIXED-USE BUILDING shall require a minimum FIRST STOREY height of 4.5 metres.
- 7.20.5 A LONG TERM CARE FACILITY shall comply with the regulations for a MULTI-UNIT RESIDENTIAL BUILDING in Table 1 of Section 7.20.2, except for PARKING SPACES and VISITOR PARKING SPACES, which shall comply with Table 6A in By-law 2018-050.
- 7.20.6 An ASSISTED LIVING FACILITY shall comply with the regulations for a MULTI-UNIT RESIDENTIAL BUILDING in Table 1 of Section 7.20.2, except for PARKING SPACES and VISITOR PARKING SPACES, which shall comply with Table 6A in By-law 2018-050.
- 7.20.7 Notwithstanding anything to the contrary, a DRIVE-THROUGH shall be prohibited.
- 7.20.8 Notwithstanding anything to the contrary, every BUILDING shall have a front entrance to GRADE on the FRONT BUILDING FAÇADE and/or the FLANKAGE BUILDING FAÇADE.
- 7.20.9 Where more than one (1) BUILDING is proposed on a LOT, only the BUILDING nearest to the STREET, or BUILDINGS that abut a STREET, shall be required to comply with Section 7.20.8.

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7.20.10 Notwithstanding anything to the contrary, the following regulations shall apply to the Ancillary Uses in Section 7.20.1.3:

- a) Ancillary Uses shall abut the FRONT BUILDING FAÇADE and/or the FLANKAGE BUILDING FAÇADE.
- b) Ancillary Uses shall not collectively exceed fifteen percent (15%) of the BUILDING FLOOR AREA of the BUILDING in which the Ancillary Uses are located, or 5,000 square metres, whichever is more restrictive.
- c) The maximum floor area of each Ancillary Use shall be 300 square metres. Excluding a HOME OCCUPATION, which shall be subject to Section 3.H.3.

7.20.11 STRUCTURED PARKING shall be permitted on the FIRST STOREY of a MIXED-USE BUILDING or a MULTI-UNIT RESIDENTIAL BUILDING, provided that:

- a) A minimum of 25% of the FIRST STOREY shall be comprised of one or more of the following:
 - HABITABLE FLOOR SPACE
 - Circulation spaces, such as hallways, elevators and the like
 - Common indoor AMENITY AREA
 - DWELLING UNIT
 - Commercial uses specified in Section 7.20.1.3
 - Entrance/foyers
 - Hydro transformer room
 - Management office
 - Lobby, reception area, seating area and the like
- b) STRUCTURED PARKING shall be located entirely behind the BUILDING FLOOR AREA devoted to the USES specified in Section 7.20.11.a).
- c) For a CORNER LOT, or a LOT with FRONTAGE on more than two STREETS, the BUILDING FLOOR AREA devoted to the USES specified in Section 7.20.11.a) shall abut the entire FRONT BUILDING FAÇADE and/or the entire FLANKAGE BUILDING FAÇADE, provided further that for the BUILDING FAÇADE(S) that do not contain the uses specified in Section 7.20.11.a), parking shall be visibly screened from the STREET.
- d) A DRIVEWAY may comprise part of the FRONT BUILDING FAÇADE or the FLANKAGE BUILDING FAÇADE.

7.20.12 STRUCTURED PARKING within BUILDINGS that do not face a STREET shall be permitted on the FIRST STOREY, without restriction.

7.20.13 Notwithstanding anything to the contrary, the INTERIOR LOT LINE regulation in Section 3.C.10 shall not apply, whereas the SIDE YARD setback, REAR YARD setback and LOW RISE RESIDENTIAL LOT LINE setback regulations in Table 1 of Section 7.20.2 shall apply to CLUSTER DEVELOPMENT.

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7.20.14 Where a LOT LINE abuts a RESERVE, the LOT LINE shall be considered a STREET LINE for the purposes of applying setbacks and BUILDING entrance regulations.