SECTION 11

RESIDENTIAL R7 ZONE

11.1 GENERAL PURPOSE OF THE R7 ZONE

This Zone provides for and regulates apartment buildings and similar structures for senior citizens and special populations that may have different standards and needs than regular residential developments. Zone variations are differentiated on the basis of the intensity of the use. These zones may be compounded with other apartment zones.

11.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R7 Zone variation for any use other than the following uses:

a) Senior citizen apartment buildings;
b) Handicapped persons apartment buildings;
c) Nursing homes;
d) Retirement lodges;
e) Continuum-of-care facilities;
f) Emergency care establishments.

11.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R7 Zone variation except in conformity with the regulations as set out below and in Table 11.3 or as set out on the Zoning Maps.

11.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R7 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 11.2 and/or Section 11.3 shall apply.

R7(1)

a) Regulations

i) Parking for Nursing home; Retirement lodge; Continuum-of-care establishment. (Minimum) (Z.-1-92109) — 1 space per four beds

R7(2)

a) Regulations:

i) Where a nursing home, retirement lodge, continuum-of-care facility or emergency care establishment is permitted in a zone which is subject to a density provision in the Zone Regulations or on the Zoning Maps, the number following the "D", multiplied by three (3), specifies the maximum density in number of beds per hectare permitted for accommodations not defined as a dwelling unit(s) herein.

ii) Any structure shall contain no more than 2 storeys but in no case shall the building height exceed 10.5 metres (34.4 feet).
(Z.-1-99692)

R7(3)

a) Regulations:

i) The maximum density calculation shall be based on a total lot area of 2.44 hectares (6 acres), which includes lands in the abutting OS1 Zone variation.
(Z.-1-00815)

R7(4)

a) Regulations

i) The maximum density calculation shall be based on a total lot area of 1.78 hectares (4.4 acres), which includes lands in the abutting OS5(4) Zone variation.
(Z.-1-00815)

R7(5)

a) Regulations:

i)	Front Yard and Exterior Side Yard Depth (m) (Minimum) (Z.-1-01875)	6.0 metres (19.7 feet)

R7(6)

a) Regulations:

Notwithstanding the provisions of Section 3.9 2) a) of this By-law to the contrary, the maximum density calculation for the lands zoned R7(6) shall be based on a lot area of 1.33 hectares (3.29 acres) which includes the lands in the abutting Open Space Special Provision (OS5(5)) Zone.
(Z.-1-01876)

R7(7)

Notwithstanding the provisions of Section 11.3 of this By-law to the contrary, on ands zoned R7(7) the following additional regulations apply:

a) Regulations

i)	Interior Side Yard and Rear Yard Depth (minimum)	3.0 metres (9.8 feet) when the wall of a unit contains no windows to habitable rooms
ii)	Lot Coverage (maximum) (Z.-1-01930)	40%

R7(8)

a) Regulations:

i)	Setback from Railway Right-of-Way	30 metres (98.4 feet)

ii) Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building.
(Z.-1-031105)

R7(9)

a) Regulations:

i)	Lot Frontage (Minimum)	18.0 metres (59.0 feet)
ii)	Setback from a Railway right-of-way (Minimum)	120 metres (394 feet) in the absence of a safety berm, 30 metres (98.4 feet) in conjunction with a safety berm. (Z.-1-041202)

R7(10)

a) Permitted Uses:

Senior citizen apartment buildings
Handicapped persons apartment buildings
Nursing homes
Retirement lodges
Continuum-of-care facilities
Emergency care establishments

b) Regulations:

Lot Area Minimum	1000 m2
Lot Frontage(m) Minimum	25 metres
Front Yard Depth (m) Minimum for 1st and 2nd storey	0.0 m minimum 3.0 m maximum
Front Yard Setback for 3rd Storey and above	1 metre(max/min) plus the setback established for the 1st and 2nd storey's
Setback to imperial oil pipeline Easement minimum	20 metres from centerline of pipeline
Rear and Interior Yard Depth Minimum	1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet).
Landscaped Open Space Minimum	30%
Lot Coverage (%) Maximum	35%

Density-units per hectare
Minimum 40 units per hectare
Maximum 60 units per hectare

R7(11)

a) Permitted Uses:

Senior citizen apartment buildings
Handicapped persons apartment buildings
Nursing homes
Retirement lodges
Continuum-of-care facilities
Emergency care establishments

b) Regulations:

Lot Area Minimum	1000 m2
Lot Frontage (m) Minimum	25.0 metres
Setback for 1st and 2nd storey From any street and from an Open space zone depth (m)	0.0 m minimum 3.0 m maximum
Setback for 3rd storey and above	1.0 metre(max/min) plus the setback established for the 1st and 2nd storey's
Rear and Interior Yard Depth Minimum	1.2 metres (3.9 feet) per 3.0 metres (9.8 feet) of main Building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet).
Landscaped Open Space (%) Minimum	30%
Lot Coverage (%) Maximum	35%
Height (m) Maximum	12.0 metres
Density-Units per hectare Minimum Maximum	 40 units per hectare 60 units per hectare

R7(12)

a) Permitted Uses:

Senior citizen apartment buildings
Handicapped persons apartment buildings
Nursing homes
Retirement lodges
Continuum-of-care facilities
Emergency care establishments

b) Regulations:

Lot Area Minimum	1000 m2
Lot Frontage (m) Minimum	25.0 metres
Front yard Depth (m) Minimum	6.0 metres (19.7 feet) plus 1 metres (3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet).
Rear and Interior Yard Depth Minimum	1.0 metres
Landscaped Open Space (%) Minimum	30%
Lot Coverage (%) Maximum	35%
Height (m) Maximum	12.0 metres
Density-Units per hectare maximum (Z.-1-081786)	60 units per hectare

R7(13)

a) Regulations

i)	Lot Frontage (minimum)	20.0 metres (65.62 feet)
ii)	Yard depth for 1st and 2nd storey adjacent to Fanshawe Park Road West (maximum)	7.0 metres (22.97 feet)
iii)	Yard depth for 1st and 2nd storey adjacent to Fanshawe Park Road West (minimum)	0 metres (0 feet)
iv)	Yard depth for 3rd storey and above (min.)	4.0 metres plus the setback established for the 1st and 2nd stories (Z.-1-081790)

R7(14)

a) Regulations

i)	Front yard setback	1.0 metres (3.3 feet) (Minimum) 3.0 metres (9.8 feet) (Maximum)
ii)	Exterior side yard	12.5 metres (41 feet) (Maximum) (Z.-1-091840)

R7(15)

a) Regulations:

i)	Setback from Arterial Road (Minimum)	For all portions of a building above 8 metres (26.2 feet) in height, the required minimum setback shall be 60 metres.
ii)	Dwelling Setback From High Pressure Pipeline (Minimum) (Z.-1-091891)	20 metres (66 feet)

R7(16)

a) Regulations:

i)	Front and Exterior Side Yard Depth (Minimum)	4.5 m (14.76 ft.) plus 1 metre (3.3 ft.) per 10 metres (32.8 ft.) of main building height or fraction thereof above the first 3 metres (9.8 ft.) (Z.-1-1120202)

R7(17)

a) Regulations:

i) The maximum density calculation shall be based on a total lot area of 1.33 hectares (3.3 acres), which includes lands in the abutting OS5(3) Zone. (Z.-1-112020)

R7(18) 1836 Richmond Street

a) Additional Permitted Uses

i) Commercial recreation establishments in existing buildings;
ii) Day care centres in existing buildings;
iii) Dwellings in existing buildings;
iv) Offices in existing buildings;
v) Places of worship in existing buildings;
vi) Studios in existing buildings;
vii) University school related functions in existing buildings.

b) Regulations

i)	Front Yard Depth (Minimum)	0.0 metres (0.0 feet)
ii)	Height (Maximum)	13.0 metres (42.65 feet)
iii)	Density (Maximum)	75 units per hectare (30.36 units per acre)

iv) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer. (Z.-1-142301)

R7(19)

a) Regulation

i)	Lot Frontage (Minimum)	13.0 metres (42.65 feet)

All structures shall be limited to one storey. (Z.-1-142259)

R7(20)

a) Regulations:

i)	Dwelling Setback From High Pressure Pipeline (Minimum) (Z.-1-162502)	20 metres (66 feet)

R7(21) Portion of 146 Exeter Road

a) Regulation[s]:

i)	Front and Exterior Yard Depth (Minimum):	4.5 metres (14.8 feet)
ii)	Rear and Interior Side Yard Depth (Minimum):	4.5 metres (14.8 feet)
iii)	Height (Minimum): (Maximum):	Two (2) storeys Four (4) storeys

iv) Notwithstanding the provisions of Section 2 “LOT LINE, FRONT”, the frontage for this lot will be deemed to be along the Civic Boulevard/Arterial Road (Wharncliffe Road South). (Z.-1-192728)

R7(22) 1395 Riverbend Road

a) Permitted Uses:

i) Seniors apartment building – maximum 115 units
ii) Retirement lodge – maximum 150 beds

b) Regulations:

i)	Front and Exterior Side Yard Depth to Main Building (Minimum):	3.0 metres
ii)	Front and Exterior Side Yard Depth to Sight Triangle (Minimum):	0.8 metres
iii)	Lot Coverage (Maximum):	40%
iv)	Parking (Minimum): (Z.-1-192732)	123 spaces

R7(23) 58 Sunningdale Road West

a) Regulations:

i)	Height (Maximum):	22.5 metres (6 storeys)
ii)	Density (Maximum):	100 units per hectare
iii)	Height Within 30 metres of "Street B": (Z.-1-192757)	10.5 metres

R7(24) 58 Sunningdale Road West

a) Regulations

i)	Height (Maximum):	22.5 metres (6 storeys)
ii)	Density (Maximum): (Z.-1-192757)	100 units per hectare

R7(25) 1200 & 1230 Hyde Park Road

a) Regulation[s]

i)	Net Density (maximum)	35 uph (based on total land area within the zone)
ii)	Height (maximum)	14 metres (45.9 feet), 4-storeys
iii)	Front & Exterior Yard Depth (minimum)	3 metres (9.84 feet)
iv)	Setback from Railway Right of Way (minimum)	30 metres (98.4 feet)

v) The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-202869)

R7(26) 1176, 1200 & 1230 Hyde Park Road and a portion of 1150 Gainsborough Road

a) Regulation[s]

i)	Density (maximum)	100uph (41 units per acre)
ii)	Height	3 storey (maximum)
iii)	Front & Exterior Yard Depth (minimum)	3 metres (9.84 feet)
iv)	Setback from Railway Right of Way (minimum)	30 metres (98.4 feet)
v)	The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-202869)	

R7(27) 1176 & 1200 Hyde Park Road and a portion of 1150 Gainsborough Road

a) Regulation[s]

i)	Density (maximum)	90uph (37 units per acre)
ii)	Height	3 storey (maximum)
iii)	Lot Frontage (minimum)	10 metres (32.8 feet)
iv)	Setback from Railway Right of Way (minimum) (Z.-1-202869)	30 metres (98.4 feet)

R7(28) 799 Southdale Road West

a) Regulations:

i)	Front yard (minimum)	0.5 metres
ii)	West side yard (minimum)	9.2 meters
iii)	The front lot line is deemed to be Southdale Road West	
iv)	Notwithstanding the definition of “Continuum-of-Care Facility” to the contrary, an “Apartment Building, Senior Citizens” which forms a component of a Continuum-of-Care Facility, may be owned and/or operated by a for-profit entity. (Z.-1-202876)	

R7(29) 6019 Hamlyn Street

a) Regulation[s]:

i)	Front & Exterior side Yard Depth to Main Building (minimum)	3 metres (9.84 feet)
ii)	Front & Exterior side Yard Depth to Main Building (maximum)	6 metres (19.68 feet)
iii)	The front face and primary entrance of dwellings shall be oriented to adjacent streets (Z.-1-212910)	

R7(30) 1521 Sunningdale Road West and 2631 Hyde Park Road

a) Regulations

i)	Front Yard Depth For Buildings adjacent to a Local Street (minimum)	4.5 metres
ii)	Front Yard Depth For Buildings adjacent to to a Local Street (maximum)	6.0 metres
iii)	Front Yard Depth For Buildings adjacent to an Arterial (minimum)	1.0 metres
iv)	Front Yard Depth For Buildings adjacent to an Arterial (maximum)	6.0 metres

v) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, and shall not occupy more than 50% of lot frontage. (Z.-1-223026)

R7(31) 3030 Singleton Avenue

a. Additional Permitted Uses

i) School (within a Continuum-of-Care Facility)

b. Regulations

i)	Maximum Gross Floor Area for Schools (Z.-1-233140)	600m^2 (6458.35 sq ft)

R7(32) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Regulations

i) Minimum front yard and exterior side yard setback of 6 metres
ii) Minimum interior side yard and rear yard setback of 3 metres
iii) Minimum landscaped open space of 25 percent
iv) Maximum lot coverage of 50 percent
v) Maximum height of 6 storeys (20 metres)
vi) Maximum density of 100 units per hectare (Z.-1-243229)

R7(33) 3614, 3630 Colonel Talbot Road and 6621 Pack Road

a) Regulations

i) Minimum front yard and exterior side yard setback of 6 metres
ii) Minimum interior side yard and rear yard setback of 3 metres
iii) Minimum landscaped open space of 25 percent
iv) Maximum lot coverage of 50 percent
v) Maximum height of 4 storeys (13 metres)
vi) Maximum density of 100 units per hectare (Z.-1-243229)

R7(34) 1338-1388 Sunningdale Road East

a) Regulations

i) Front yard Setback (minimum): 4.5m
(Z.-1-243251)

R7(35) 1511 Clarke Road

a) Regulations

i) Front and Exterior Side Yard Depth for all roads (minimum) – 4.5 metres
ii) Rear and Interior Side Yard Depth (minimum) – 4.5 metres
iii) Lot coverage (maximum) – 40%
iv) Height (maximum) – 30 metres (8 storeys)
v) Density (maximum) – 150 unit per hectare
(Z.-1-253375)

TABLE 11.3

RESIDENTIAL R7 ZONE

REGULATIONS FOR R7 ZONE VARIATIONS

Column	A		B
Line 1	RESIDENTIAL TYPE		* Senior's Apartment Buildings and Special Population's Accommodation
2	ZONE VARIATIONS		R7
3	PERMITTED USES		See Section 11.2
4	LOT AREA (m^2) MINIMUM		1 000
5	LOT FRONTAGE (m) MINIMUM		25
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET MAIN BUILDING	6 metres (19.7 feet) plus 1 metre (3.3 feet) per 10 metres (32.8 feet) of main building height or fraction thereof above the first 3 metres (9.8 feet)
7		LOCAL STREET GARAGE	
8		ARTERIAL	
9		PRIMARY COLLECTOR	
10		SECONDARY COLLECTOR	
11	INTERIOR SIDE & REAR YARD DEPTH (m) MINIMUM		1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or fraction thereof above 3 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet.)
12	LANDSCAPED OPEN SPACE (%) MINIMUM		30
13	LOT COVERAGE (%) MAXIMUM		35
14	HEIGHT (m) MAXIMUM		See Zone Map
15	DENSITY - UNITS PER HECTARE MAXIMUM		See Zone Map

* Z.-1-94236