

SECTION 6

RESIDENTIAL R2 ZONE

6.1 GENERAL PURPOSE OF THE R2 ZONE

The R2 Zone variation is slightly less restrictive than the R1 Zone. The R2 Zone variation provides for and regulates low density residential development in the form of single detached dwellings, semi-detached dwellings, duplex dwellings and two unit converted dwellings. The Residential R2 Zone variations are symbolized by R2 followed by a dash and a number. There is no main Residential R2 Zone variation but rather 6 variations that are differentiated on the basis of site requirements. The R2-1 to R2-5 Zone variations can be applied throughout the City. The R2-6 Zone variation has the lowest lot area standards and it is not intended to be applied to large areas; rather, it is intended to be applied to specific areas and reflect existing development on local streets. This approach allows for the supply of a range of lot sizes and dwelling styles. (O.M.B. File #R910387 - Appeal #9008 June 4, 1993)

6.2 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 in a Residential R2 Zone for any use other than the following uses:

- a) Single detached dwellings;
- b) Semi-detached dwellings;
- c) Duplex dwellings;
- d) Converted dwellings (maximum 2 dwelling units) (Z.-1-00819).

6.3 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 R2 Zone variation except in conformity with the regulations as set out below and in Table 6.3

1) LOT AREA AND LOT FRONTAGE

Lot Area (Minimum) and Lot Frontage (Minimum) shall be as specified by the regulations set out in Table 6.3 or as shown on a Registered Plan of Subdivision registered after May 14, 1962.

2) INTERIOR SIDE YARD (MINIMUM)

- a) Single Detached Dwelling
1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).
- b) Semi-Detached Dwelling
3.0 metres (9.8 feet) on both sides, except that where a private garage is attached to a unit, the minimum interior side yard for the unit with the garage may be 1.2 metres (3.9 feet) plus for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey. There is no interior side yard required along the common lot line of the semi-detached units.
- c) Duplex Dwelling
1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except

that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).

d) Converted Dwelling

1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metres (2.0 feet) for each storey or part thereof above one storey; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).

e) Zero Lot Line

1.6 metres (5.2 feet) on one side plus 0.6 metres (2.0 feet) for each storey or part thereof above one storey on one side, and no interior side yard shall be required on one side of a single detached dwelling if no doors, windows or other openings are provided on that side of the building where the side yard is not provided; all roof drainage from the building is directed onto the site by eavestroughs and downspouts; and the owner grants a private maintenance easement for the entire length of the property having a width of not less than the minimum side yard requirement which shall:

- i) be registered by caveat against the title of the site proposed for development and the adjacent site; and,
- ii) include a 0.6 metre (1.97 feet) eave and footing encroachment easement.

The interior side yard for zero lot line dwellings where no garage is provided is 3.2 metres (10.5 feet).
(Z.-1-00761)

3) R2-6 ZONE VARIATION (Z.-1-00819)

- a) Where two abutting lots have a mutual driveway, the frontage requirement shall be reduced by 1.5 metres (4.9 feet). This provision cannot be used in combination with Subsection 4.16(3).
- b) Subsection 4.16(3) of this By-law does not apply within this zone variation.
- c) Nothing in this By-law shall prohibit tandem parking within this zone.
(O.M.B. File #R910387 - Appeal #9008 June 4, 1993)

4) Regulations for Low-Rise Residential Development in the Primary Transit Area

Notwithstanding the provisions of Table 6.3, the front and exterior side yard setbacks, interior side yard setbacks, building depth and garage widths within the Primary Transit Area are specified in Section 4.23 of the General Provisions.
(Z.-1-172575)

6.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard R2 Zone variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 6.2 and/or Section 6.3 shall apply.

a) **R2-1 Zone Variation**

R2-1(1)

- a) Additional Permitted Use:
 - i) Personal service establishment.

R2-1(2)

- a) Additional Permitted Use:
 - i) Made-to-convert dwellings.
- b) Regulations:
 - i) The regulations of the Residential R2 (R2-1) Zone variation for duplex dwellings shall also apply for made-to-convert dwellings;
 - ii) "Made-to-convert dwelling" means the whole of a dwelling unit other than a duplex dwelling, semi-detached dwelling or a converted dwelling that contains two separate dwelling units each of which has an independent entrance directly from the outside. (Z.-1-92083)

R2-1(3)

- a) Regulations:
 - i) May have a lot frontage of 10 metres (32.8 feet), but not less than 4.5 metres (14.7 feet) in width for one unit of a semi-detached dwelling, provided that no buildings are located in any part of the lot less than 18 metres (59.1 feet) in width at the building line, but not less than 8.5 metres (27.9 feet) for one unit of a semi-detached dwelling, and 4.5 metres (14.7 feet) from the building line including the front of a garage which is adjacent to any portion of a side or rear lot line. (Z.-1-93181)

R2-1(4)

- a) Regulations:
 - i) Dwelling Setback From Rail Line (Minimum) 120 metres (394 feet), or 30 metres (98 feet) where a noise berm, or a combination berm and acoustic fence, adjoining and parallel to the railway rights-of way is provided. (Z.-1-95319) (deleted by Z.-1-99664)(Z.-1-95319)(deleted by Z.-1-99664) (reinstated Z.-1-01889)

R2-1(5)

- a) Permitted Uses
 - i) Semi-detached dwellings.
- b) Regulations
 - i) Frontage (Minimum) 14 m (45.9 ft.)
 - ii) Frontage for one unit (Minimum) (Z.-1-95360) 6.5 m (2.13 ft.)

R2-1(6)

- a) Regulations:
 - i) Interior Side Yard for Single Detached Dwellings (Minimum) (Z.-1-97497) 1.2 metres (3.9 feet)

R2-1(7)

- a) Regulations:
 - i) Setback from a Railway Right-of-Way (Minimum) 15 metres (49.2 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.-1-98575)

R2-1(8)

- a) Regulations:
 - i) Interior Side Yard - Single Detached Dwellings (Minimum) 1.0 metre (3.28 feet) to the property line on one side, and an interior side yard of 1.2 metres (3.94 feet) to the property line on the other side; except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).
(Z.-1-98596)

R2-1(9)

- a) Regulations
 - i) Interior Side Yard, Conventional Single Detached Dwelling (Minimum) 1.2 metres (3.94 feet) to the property line on either side of the dwelling, except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).
 - ii) Setback from Railway Right-of-way (Minimum) 30 metres (98.4 feet) to the nearest part of any residential building.
(Z.-1-99664)

R2-1(10)

- a) Regulations:
 - i) Front Yard Setback, Main Dwelling (Minimum): 3 metres (9.8 feet)
 - ii) Front Yard Depth for Garages on Local Street (Minimum): 6 metres (19.7 feet)
 - iii) Interior Side Yard (Minimum): 1.2 metres (3.9 feet)
(Z.-1-99703 - O.M.B. Order No. 0595 - Order Issue Date: April 18, 2000)

R2-1(11)

- a) Regulations:
 - i) Dwelling Setback From Railway Right-of-Way (Minimum): 120 metres in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to the railway right-of-way, or 30 metres in conjunction with the safety/acoustic berm noted above. (Z.-1-99703 -Order No. 0595 -Order Issue Date: April 18, 2000)

R2-1(12)

- a) Regulations
 - i) Setback from a Railway Right-of-Way (Minimum) 15.0 metres (49.2 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.
 - iii) Single detached dwellings shall have interior side yards of 1.2 metres (3.9 feet) to the property line, in addition to the other permitted uses. (Z.-1-99734)

R2-1(13)

- a) Regulations:
 - i) Front Yard and Exterior Side Yard Depth (m) (Minimum)

Local Street, Main Building	4.5
Local Street, Garage	6.0
Secondary Collector, Main Building	4.5
Secondary Collector, Garage	6.0
 - ii) Interior Side Yard Depth (Minimum)

Single Detached Dwelling

1.2 metres (3.9 feet) except that where no private garage is attached to the dwelling, one side shall be 3.0 metres (9.8 feet).

The interior side yard for zero lot line dwellings where no garage is provided is 3.2 metres (10.5 feet).

Semi-detached Dwelling

1.2 metres (3.9 feet) except that where no private garage is attached to a unit, the minimum interior side yard for the unit without the garage shall be 3.0 metres (9.8 feet). There is no interior side yard required along the common wall of the semi-detached units.

	iii)	Lot Coverage (%) (Maximum)	45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage. (Z.-1-01875)
R2-1(14)	a)	Regulations:	
	i)	Interior Side Yard for Single Detached Dwellings (Minimum)	1.2 metres (3.9 feet)
	ii)	Dwelling Setback From Railway Right-of-Way (Minimum)	120 metres in the absence of a safety berm, combination safety berm and acoustic fence, adjoining and parallel to the railway right-of-way, or 30 metres in conjunction with the safety/acoustic berm noted above. (Z.-1-051404)
R-1(15)	a)	Regulations:	
	i)	Front Yard Setback, Main Dwelling (Minimum)	3.6 metres (12.0 feet)
	ii)	Front Yard Setback Porch (Minimum) (Z.-1-101912)	1.8 metres (6.0 feet)
R2-1(16)		Number Not Used	
R2-1(17)		3700 Colonel Talbot Road and 3645 Bostwick Road	
	a)	Regulations:	
	i)	Front Yard Setback, Main Dwelling (Minimum)	3 metres (9.8 feet)
	ii)	Front Yard Setback, Main Dwelling for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) (Minimum) (Maximum)	3 metres (9.8 feet) 6 metres (19.7 feet)
	iii)	Front Yard Setback, Garages (Minimum)	6 metres (19.7 feet)
	iv)	Interior Side Yard (Minimum)	1.2 metres (3.9 feet)
	v)	Lot Coverage (Maximum)	45%
	vi)	Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, <u>whichever is closer to the front lot line</u> , and shall not occupy more than 50% of lot frontage. (Z.-1-192790; Z.-1-223051)	

- R2-1(18) 32 Chesterfield Avenue
- a) Regulations
 - i) Lot Frontage (Minimum) – 8.0 metres
 - ii) West Interior Side Yard Setback (Minimum) – As existing on the date of the passing of the by-law for existing buildings and structures.
(Z.-1-243252)
- R2-1(19) 3680 and 3700 Colonel Talbot Road
- a) Regulations:
 - i) Front Yard Setback, Main Dwelling 3.0 metres (Minimum)
 - ii) Front Yard Setback, Garages 6.0 metres (Minimum)
 - iii) Interior Side Yard 1.2 metres (Minimum)
 - iv) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, whichever is closer to the front lot line, and shall not occupy more than 50% of lot frontage.
 - v) Semi-detached dwelling lots may have a minimum lot frontage of 14.0 metres, or 7.0 metres minimum for one unit of a semi-detached dwelling. (Z.-1-253333)
- R2-1(20) 233 Cambridge Street
- a) Regulations
 - i) Lot Frontage (minimum) – 7.5 metres
(Z.-1-263408)
- R2-1(21) Kilbourne Subdivision – Blocks 1-32, and Block 52-54
- a) Regulations:
 - i) Front Yard Depth (m) minimum, main building – 3.0
 - ii) Interior Side Yard Depth (m) minimum – 1.2 metres, except that a minimum 0.0 m interior side yard is permitted where a semi-detached unit is attached to another semi-detached unit.
 - iii) Lot Frontage (m) minimum – 14.0 metres for semi-detached dwelling buildings, or a minimum of 7.0 metres for one unit of a semi-detached dwelling
 - iv) Driveway Width (m) maximum – The lesser of 50% of the lot frontage, or 6.0 metres. (Z.-1-263470)
 - b) **R2-2 Zone Variation**
- R2-2(1)
- a) Permitted Uses:
 - i) Converted dwelling.
 - b) Regulations:
 - i) In no case shall a converted dwelling have a lot area of less than 220 square metres (2,369 square feet) per unit or the lot area as indicated on Table 6.3, whichever is greater.
(Z.-1-92069)

- R2-2(2)
 - a) Permitted Uses
 - i) Converted dwelling.
 - b) Regulations:
 - i) In no case shall a converted dwelling have a lot area of less than 220 square metres (2,369 square feet) per unit or the lot area as indicated on Table 6.3, whichever is greater. (Z.-1-92127)

- R2-2(3)
 - a) Regulations
 - i) Section 4.30 of this By-law, which requires the rear yard requirement be increased by 6.0 metres (19.68 feet), where it abuts an Arterial Street, shall not apply. (Z.-1-95364)

- R2-2(4)
 - a) Regulations
 - i) Setback from a Railway Right-of -Way (Minimum) 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.-1-96401)

- R2-2(5)
 - a) Regulations
 - i) Floor Area Ratio (Maximum) 40%
 - ii) Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that , were it not for Section 1.3 is prohibited in this by-law where:
 - (a) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and,
 - (b) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located. (Z.-1-96440)

R2-2(6)

- R2-2(7)
 - a) Regulations
 - i) Floor Area Ratio / Maximum Floor Area, Gross Residential

for lots less than 400 m2	Floor Area Ratio: maximum 65% Maximum Floor Area: 240 square metres (2,584 square feet)
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	for lots between 401-500 m2	Floor Area Ratio: maximum 60% Maximum Floor Area: 260 square metres (2,799 square feet)
	for lots between 501-700 m2	Floor Area Ratio: maximum 55% Maximum Floor Area: 300 square metres (3,229 square feet)
	for lots between 701-1000 m2	Floor Area Ratio: maximum 50% Maximum Floor Area: 340 square metres (3,660 square feet)
	for lots over 1000m2	Floor Area Ratio: maximum 50% Maximum Floor Area: 440 square metres (4,736 square feet)
ii)	Rear Yard Depth (Minimum)	Thirty percent (30%) of the actual lot depth or as indicated on Table 6.3, whichever is greater;
iii)	Yards Where Parking Area Permitted	Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
iv)	Parking Standard	One space per 100 square metres (1,076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this by-law, which ever is greater.
v)	Converted Dwellings	A converted dwelling may have up to a maximum of four (4) dwelling units. In no case shall a converted dwelling have a lot area of less than 180.0 square metres (1,937 square feet) per unit, or a lot area as indicated on Table 6.3, whichever is greater. (Z.-1-041299 – OMB Order 0780 – March 15, 2006)

R2-2(9)

a)	Regulations	
i)	Floor Area Ratio / Maximum Floor Area, Gross Residential	
	for lots less than 400 m2	Floor Area Ratio: maximum 65% Maximum Floor Area: 240 square metres (2,584 square feet)
	for lots between 401-500 m2	Floor Area Ratio: maximum 60% Maximum Floor Area: 260 square metres (2,799 square feet)
	for lots between 501-700 m2	Floor Area Ratio: maximum 55% Maximum Floor Area: 300 square metres (3,229 square feet)
	for lots between 701-1000 m2	Floor Area Ratio: maximum 50% Maximum Floor Area: 340 square metres (3,660 square feet)
	for lots over 1000 m2	Floor Area Ratio: maximum 50% Maximum Floor Area: 440 square metres (4,736 square feet)
ii)	Rear Yard Depth (Minimum)	Thirty percent (30%) of the actual lot depth or as indicated on Table 6.3, whichever is greater;
iii)	Yards Where Parking Area Permitted	Parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard;
iv)	Parking Standard	One space per 100 square metres (1,076 square feet) of Floor Area, Gross Residential or as indicated in Section 4.19.10 of this by-law, whichever is greater.
v)	Converted Dwellings	A converted dwelling may have up to a maximum of four (4) dwelling units.

In no case shall a converted dwelling have a lot area of less than 180.0 square metres (1,937 square feet) per unit, or a lot area as indicated on Table 6.3, whichever is greater.
(Z.-1-051336 – OMB Order 0780 – March 15, 2006)

R2-2(10)

- a) Permitted Use:
 - i) Converted dwelling.
- b) Regulations:
 - i) Number of Dwelling Units (maximum) 3
 - ii) Number of bedrooms per Dwelling Unit (maximum) 2
 - iii) Rear Yard Depth (minimum) 3 metres
 - iv) Parking 0 spaces (minimum) (Z.-1-081738)

R2-2(11)

- a) Permitted Uses:
 - i) Single detached dwelling at 569 and 573 Oxford Street East.
 - ii) Converted dwellings, with a maximum of two units at 569 Oxford Street East.
 - iii) Dwelling unit, with a maximum of one bedroom at 571 Oxford Street East.
 - iv) Studio at 571 Oxford Street East.
- b) Regulations:
 - i) Floor Area for Studio (Maximum) 79.0 square metres (850.3 square feet)
 - ii) Floor Area for Dwelling Units at 571 Oxford Street East 60.0 square metres (642.0 square feet)
 - iii) Two (2) parking spaces in tandem are permitted for 569 Oxford Street East, with a total of 6 parking spaces required.
 - iv) Notwithstanding the provisions located in Table 6.3, all other zoning provisions not specified in the above zone are as existing on the date of the passing of the By-law. (Z.-1-081744)

R2-2(12)

- a) Regulations:
 - i) Lot Area (Minimum) 275.0 m²
 - ii) Lot Frontage (Minimum) 9.8 m
 - iii) Northern Interior Side Yard Setback 2.44 m

	(Minimum)	
	iv) Southern Interior Side Yard Setback (Minimum)	0.61m
	v) Off-street parking	1 parking space
	vi) Accessory Building Northern Interior Side Yard Setback (Minimum) (Z.-1-091900)	0.41 m
R2-2(13)		
	a) Additional Permitted Use:	
	i) Parking associated with the existing industrial use at 300 Ashland Avenue. (Z.-1-091900)	
R2-2(14)	1197 York Street	
	a) Regulations	
	i) Number of Dwelling Units Within a Converted Dwelling (maximum)	4 units
	ii) Lot area (minimum)	520 m ² (5597 ft)
	iii) Front yard depth (minimum)	2.7 meters (8.85 ft)
	iv) Interior yard depth (east) (minimum)	1.9 meters (6.23 ft)
	v) Interior yard depth (west) (minimum)	0.7 meters (2.29 ft)
	vi) Building Height (maximum)	12 meters (39.3 ft)
R2-2(15)	1201/1203 York Street	
	a) Regulations	
	i) Number of Dwelling Units Within a Converted Dwelling (maximum)	4 units
	ii) Lot area (minimum)	520 m ² (5597 ft)
	iii) Front yard depth (minimum)	3.1 meters (10.17 ft)
	iv) Interior yard depth (east) (minimum)	2.6 meters (8.5 ft)
	v) Building Height (maximum)	12 meters (39.3 ft)
	vi) Parking Area Coverage (maximum) (Z.-1-122130)	25.4 %
R2-2(16)	218 Burnside Drive and 220-222 Burnside Drive	
	a) 218 Burnside Drive Regulation[s]	
	i) A converted dwelling may have up to a maximum of three (3)	

	dwelling units.	
	ii) Off-Street Parking Spaces (Minimum)	3 spaces in the front yard; 2 of which may be in tandem
b)	220-222 Burnside Drive Regulation[s]	
	i) A converted dwelling may have up to a maximum of three (3) dwelling units.	
	ii) Off-Street Parking Spaces (Minimum) (Z.-1-142317)	3 spaces; 2 of which may be in tandem
R2-2(17)		
a)	Permitted Uses	
	i) Single detached dwellings;	
	ii) Existing legally established semi-detached dwellings;	
	iii) Existing legally established duplex dwellings;	
	iv) Converted dwellings (maximum 2 dwelling units). (Z.-1-142349)	
R2-2(18)	1065 Margaret Street	
a)	Regulations:	
	Notwithstanding the regulations contained in Table 6.3 - Regulations for R2 Zone variations - the following regulations apply to the building(s) existing on the date of the passing of the By-law:	
	i) Front Yard Depth (Min.)	0.0 metres
	ii) Interior Side Yard (Min.) (Z.-1-162460)	0.0 metres
R2-2(19)		
a)	Permitted Uses	
	i) Single detached dwellings;	
	ii) Existing legally established semi-detached dwellings;	
	iii) Existing legally established duplex dwellings;	
	iv) Existing legally established converted dwellings (max. 2 dwelling units). (Z.-1-162486)	
R2-2(20)	That portion of lands fronting Byron Avenue East located at 66 Byron Avenue East	
a)	Additional permitted Use:	
	i) Converted Dwelling (maximum 3 Dwelling Units)	
b)	Regulations	
	i) Lot Area (Minimum)	471 square metres (5,069 sq. ft.)
	ii) Rear Yard Depth (Minimum)	4.8 metres (15.7 ft.)
	iii) Interior Side Yard Depth (west) (Z.-1-162510)	as existing

- R2-2(21) That portion of lands fronting Euclid Avenue East located at the rear of 66 Byron Avenue East
- a) Permitted Use:
 - i) A single detached dwelling
 - b) Regulations
 - i) Lot Area (Minimum) 244 square metres (2,626 sq. ft.)
 - ii) Front Yard Depth (building) (Minimum) 1.2 metres (3.9 ft.)
 - iii) Rear Yard Depth (Minimum) 2 metres (6.5 ft.)
 - iv) Interior Side Yard Depth (west) (Minimum) (Z.-1-162510) 0.9 metres (2.9 ft.)
- R2-2(22) 335 and 353 Kellogg Lane and south portion of 1063 Dundas Street
- a) Additional Permitted Use
 - Accessory Parking in favour of 100 Kellogg Lane (Z.-1-172619)
- R2-2(23) 6309 Pack Road
- a) Regulations
 - i) Front and Exterior Yard Setback from Main Building (Minimum) - 3.0 metres (9.8 feet)
 - ii) Front and Exterior Yard Setback from Garage (Minimum) – 5.5 metres (18.0 feet)
 - iii) Interior Side Yard Setback (Minimum) – 1.2 metres (3.9 feet), except where there is no attached garage, then 3.0 metres (9.8 feet) is required on one site
 - iv) Exterior Site Yard Setback (Minimum) – Notwithstanding Section 4.29 of the Zoning By-law, 1.2 metres (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one site
 - v) Lot Coverage (Maximum) – 45 per cent, except that any unenclosed porch shall not be included in the calculation of lot coverage. (Z.-1-253340)
- R2-2(24) 1100 Dundas Street, 420 Burbrook Place and 1108 Dundas Street (Northern Portion) – Block 8
- a) Additional Permitted Uses
 - i) Accessory parking in favour of uses at the following addresses: 100 Kellogg Lane, 1063, 1080, 1100, 1097, 1108, 1127 Dundas Street, 420 Burbrook Place, 351 Eleanor Street, 1151 York Street, 100, 335 and 353 Kellogg Lane
 - ii) Commercial Parking Lots
 - b) Regulations
 - i) Parking area setback from Burbrook Place (Minimum) – 6.0 metres
 - ii) Parking Area Coverage (Maximum) – 75% for Commercial Parking Lots and Accessory Parking Lots (Z.-1-253366)

- R2-2(25) 34 Adelaide Street South
 - a) Regulations:
 - i) A converted dwelling may have up to a maximum of six (6) dwelling units.
 - ii) Front Yard Depth (minimum): 0.6 metres as existing on the date of the passing of the by-law.
 - iii) Interior Side Yard Depth (minimum): 0.7 metres as existing on the date of the passing of the by-law.
 - iv) Landscaped Open Space (minimum): 0% as existing on the date of the passing of the by-law.

(Z.-1-253377)

- R2-2(26) 318 Piccadilly Street
 - a) Regulations
 - i) Lot Area (minimum) – 313 square metres
 - ii) Lot Frontage (minimum) – 7.3 metres
 - iii) Front Yard Depth (minimum) – 1.7 metres to the existing building
 - iv) West Interior Side Yard Depth (minimum) – 0.5 metres to the existing building
 - v) East Interior Side Yard Depth (minimum) – 0.0 metres to the existing building

(Z.-1-263394)

- R2-2(27) 127 Friars Way
 - a) Additional Permitted Uses
 - i) Lodging House, Class 2 (maximum 8 lodging units)
 - b) Regulations:
 - i) Number of lodging units per dwelling unit (maximum): 4

(Z.-1-263436)

c) R2-3 Zone Variation

- R2-3 (1)
 - a) Regulations:

<ul style="list-style-type: none"> i) Setback from a Railway Right of Way (Minimum) 	120 metres in the absence of a noise berm, combination berm and acoustic fence, adjoining and parallel to the railway rights-of-way, or 30 metres in conjunction with the safety berm noted above.
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(Z.-1-94248)

- R2-3(2)
 - a) Regulations
 - i) Floor Area Ratio (Maximum) 40%
 - ii) Nothing in this By-law shall prevent the rebuilding or repair of a building or structure or repair of a building or structure lawfully used on the date of passing of this By-law (August 6, 1996) for a purpose that , were it not for Section 1.3 is prohibited in this by-law where:

- (a) the dimensions of the building or structure are not increased and the yards appurtenant thereto are not reduced except in accordance with the provisions of this by-law; and,
- (b) the building or structure is used for a use which is contained in the list of permitted uses for the zone in which the building or structure is located.
(Z.-1-96440 - O.M.B. File No. R960353 - Order Issue Date: October 20, 1997)

R2-3(3)

- a) Regulations:
 - i) Access may be permitted via a right-of-way to an improved street.
(Z.-1-96455)

R2-3(4)

- a) Interior Side Yard (Minimum)
(Z.-1-051429) 1.2 metres (3.9 feet) on either side of the dwelling, regardless of building height.

R2-3(5) 3700 Colonel Talbot Road and 3645 Bostwick Road

- a) Regulations:
 - i) Front Yard Setback, Main Dwelling (Minimum) 3 metres (9.8 feet)
 - ii) Front Yard Setback, Main Dwelling for lots fronting on Neighbourhood Connectors (Royal Magnolia Avenue and Campbell Street North) (Minimum) 3 metres (9.8 feet)
(Maximum) 6 metres (19.7 feet)
 - iii) Front Yard Setback, Garages (Minimum) 6 metres (19.7 feet)
 - iv) Interior Side Yard (Minimum) 1.2 metres (3.9 feet)
 - v) Lot Coverage (Maximum) 45%
 - vi) Garages shall not project beyond the façade of the dwelling or façade (front face) of any porch, **whichever is closer to the front lot line**, and shall not occupy more than 50% of lot frontage.
(Z.-1-192790; Z.-1-223051)

R2-3(6) 3095 & 3105 Bostwick Road

- a) Regulations:
 - i) Lot Frontage (Minimum): 11.0 metre (36 feet)
 - ii) Front Yard Depth (Minimum): 3.0 metre (9.8 feet) for Main Dwelling
 - iii) Front Yard Depth (Minimum): 5.5 metre (18.0 feet) for Garage
 - iv) Interior Side Yard Depth (Minimum): 1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one side

	v)	Lot Coverage (%) (Maximum):	45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage. (Z.-1-222980)
R2-3(7)		3095 Bostwick Road	
	a)	Regulations:	
	i)	Lot Frontage (Minimum):	11.0 metre (36 feet)
	ii)	Front Yard Setback, Main Dwelling (Minimum):	3.0 metre (9.8 feet)
	iii)	Front Yard Depth For Garages (Minimum):	5.5 metre (18 feet)
	iv)	Interior Side Yard Setback (Minimum):	1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one side
	v)	Exterior Side Yard Setback (Minimum):	1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required on one side
	vi)	Lot Coverage (Maximum):	45 Percent, except that any unenclosed porch shall not be included in the calculation of lot coverage. (Z.-1-253313)
d)	R2-4 Zone Variation		
R2-4(1)			
	a)	Regulations	
	i)	Parking	One (1) space minimum. Two (2) spaces maximum may be located in the front yard, limited to those properties which do not meet the parking regulation as of May 11, 1998. (Z.-1-98589)
R2-4(2)			
	(a)	Regulations	
	i)	Lot Frontage (Minimum):	14.0 metre (45.9 feet)
	ii)	Front Yard Setback, Main Dwelling (Minimum):	3.0 metre (9.8 feet)
	iii)	Front Yard Depth for Garages (Minimum.):	5.5 metre (18.0 feet)
	iv)	Interior Side Yard Depth (Minimum):	1.2 metre (3.9 feet), except where there is no attached garage, then 3.0 metre (9.8 feet) is required

		on one side
	v) Lot Coverage (%) (Maximum)	45 percent, except that any unenclosed porch shall not be included in the calculation of lot coverage. (Z.-1-152398)
e)	R2-5 Zone Variation	
f)	R2-6 Zone Variation	
	R2-6(1)	
	a) Regulations:	
	i) Lot Frontage (Minimum) (Z.-1-94264)	Semi-detached 13 metres or 6 metres for one unit.
	R2-6(2)	
	a) Regulations:	
	i) Lot Frontage (Minimum)	16.0 metres for a semi-detached lot or 7.5 metres for one unit of a semi-detached. The minimum front yard for lots fronting onto secondary collector roads shall be 6.0 metres. The minimum exterior side yard for lots fronting onto secondary roads shall be 6.0 metres. (Z.-1-95310)

COLUMN A			B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	
1	RESIDENTIAL TYPE		Single Detached				Semi-Detached					Duplex			Converted			Single Detached	Semi-Detached	Duplex	Converted	
2	ZONE VARIATIONS		R2-1	R2-2	R2-3	R2-4 R2-5	R2-1	R2-2	R2-3	R2-4	R2-5	R2-1	R2-2 R2-3	R2-4 R2-5	R2-1	R2-2 R2-3	R2-4 R2-5	R2-6				
3	PERMITTED USES		See Section 6.2																			
4	LOT AREA (m²) MINIMUM		250	360	370	450	$\frac{430}{200}$	$\frac{600}{280}$	$\frac{550}{260}$	$\frac{600}{280}$	$\frac{650}{310}$	430	550	600	430	430	600	200	$\frac{350}{175}$	350	350	
																		See Section 6.3.3 (b)*				
5	LOT FRONTAGE (m) MINIMUM		9.0	9.0	12.0	15.0	$\frac{18.0}{8.5}$	$\frac{18.0}{8.5}$	$\frac{18.0}{8.5}$	$\frac{18.0}{8.5}$	$\frac{20.0}{9.5}$	12.0	12.0	15.0	10.5	12.0	15.0	9	$\frac{18.0}{8.5}$	11.3	11.3	
																		See Section 6.3.3(b)*				
6	FRONT AND EXTERIOR SIDE YARD DEPTH (m) MINIMUM	LOCAL STREET MAIN BUILDING	4.5																			
7		LOCAL STREET GARAGE	6.0																			
8		ARTERIAL	6.0	8.0	8.0	8.0	6.0	8.0	8.0	8.0	8.0	6.0	8.0	8.0	6.0	8.0	8.0	N/A				
9		PRIMARY COLLECTOR	6.0	6.0	6.0	7.0	6.0	6.0	6.0	7.0	7.0	6.0	6.0	7.0	6.0	6.0	7.0	N/A				
10		SECONDARY COLLECTOR	6.0																N/A			
11	REAR YARD DEPTH (m) MINIMUM		6.0	7.0	7.0	7.5	6.0	7.0	7.0	7.5	7.5	6.0	7.0	7.5	6.0	7.0	7.5	6.0				
12	INTERIOR SIDE YARD DEPTH (m) MINIMUM		See Section 6.3(2)(a) or 6.3(2)(e)				See Section 6.3(2)(b) Or 6.3(2)(e)		See Section 6.3(2)(b)			See Section 6.3(2)(c)			See Section 6.3(2)(d)			1.2				
13	LANDSCAPED OPEN SPACE (%) MINIMUM **		30			35	25	30			35	20	25	30	20		30	30	25	30		
14	LOT COVERAGE (%) MAXIMUM		45	45	45	40	45	40	40	40	35	45	40	35	45	45	35	45		40		
15	HEIGHT (M) MAXIMUM		9.0	9.0	9.0	10.5																
16	PARKING AREA COVERAGE (%) MAXIMUM **		25				30					35							25	30		
																			See Section 6.3.3(c)			
17	NUMBER OF UNITS PER LOT MAXIMUM (Z.-1-243186)		4																			

COLUMNS Q, R, S and T of this table were approved by OMB Order R910387 dated June 4, 1993 (Appeal #9008)

* Z.-1-00819

** Z.-122125 (OMB Order PL121033, July 22, 2013)

Explanation of two numbers in Columns F to J and in Column R:

Minimum Lot Area for Semi-Detached

Minimum Lot Area for One Unit of Semi Detached

Explanation of two numbers in Columns F to J and in Column R:

Lot Area or Frontage for Semi-Detached

Lot Area or Frontage for One Unit of Semi-Detached