

7.11

Residential High Density Zone (RHD)

7.11.1

Permitted Uses

Amended by
Bylaw No.
1-92

The following uses are permitted in a RHD Zone:

- .1 Apartment dwellings.
- .2 Retirement homes.
- .3 Homes for the aged.
- .4 Nursing homes.
- .5 Bed and breakfast establishments.
- .6 Day nurseries.
- .7 Home occupations.
- .8 Mini-group homes.
- .9 Group homes.
- .10 Group residences.
- .11 Crisis residences.
- .12 Group correctional homes.
- .13 Group correctional residences.
- .14 Neighbourhood convenience stores.
- .15 Personal service stores.
- .16 Accessory uses, buildings, and structures.
- .17 Uses permitted in Section 6.1.

7.11.2

Regulations

Amended by
Bylaw No.
34-93

Any use, building, or structure in a RHD Zone shall be established in accordance with the following:

- .1 Apartment Dwellings, Retirement Homes, Homes for the Aged, and Nursing Homes
 - .1 Lot Area (minimum)

.1 Apartment dwelling	50.0 m ² /unit
.2 Retirement home, home for the aged, nursing home	25.0 m ² /bed
 - .2 Lot Width (minimum) 30.0 m
 - .3 Lot Coverage (maximum) 35%
 - .4 Building Height (maximum) 12.0 storeys
 - .5 Front Yard (minimum) 6.0 m, plus 0.3 m for each storey above one storey
 - .6 Rear Yard (minimum) 7.5 m, plus 1.5 m for each storey to a maximum of 15.0 m
 - .7 Side Yard (minimum)
 - .1 Interior 1.5 m/storey, to a maximum of 12.0 m

- | | | | |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------|
| .2 | Exterior | 7.5 m, plus 0.3 m for each storey above one storey | |
| | | | |
| .8 | Gross Floor Area (minimum) | | |
| .1 | Apartment dwellings | | 40.0 m ² /unit |
| .2 | Retirement homes,
homes for the aged,
nursing homes | | 20.0 m ² /bed |
| | | | |
| .9 | Landscaped Open Space
(minimum) | | 30% |
| | | | |
| .10 | Amenity Space for Apartment
Dwelling (minimum) | | 9.0 m ² /unit |
| | | | |
| .11 | Parking in accordance with | | Section 6.18 |
| | | | |
| .12 | Loading in accordance with | | Section 6.23 |
| | | | |
| .13 | Setback from Rail Lines in
accordance with | | Section 6.30 |
| | | | |
| .2 | Bed and Breakfast Establishments | | |
| | In accordance with Section 6.16. | | |
| | | | |
| .3 | Day Nurseries | | |
| .1 | In accordance with Section 6.8. | | |
| | | | |
| .4 | Home Occupations | | |
| .1 | In accordance with Section 6.17. | | |
| | | | |
| .5 | Mini-Group Homes, Group Homes, Group Residences, Crisis Residences,
Group Correctional Homes, Group Correctional Residences | | |
| .1 | In accordance with Section 6.15. and 7.11.2. | | |
| | | | |
| .6 | Neighbourhood Convenience Stores, Personal Service Stores | | |
| .1 | The total gross leaseable floor area shall not exceed 280.0 m ² and shall be located at finished grade level as an integral part of the apartment dwelling in which it is located. | | |
| .2 | There shall not be more than two stores. | | |
| .3 | Parking shall be provided for the floor area of the neighbourhood convenience store or the personal service store in addition to the required parking spaces for the residential use, in accordance with the provisions of Section 6.18 of this Bylaw. | | |

.7 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.8 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

7.11.3 Notwithstanding Section 7.11.2., where the Schedule indicates a Zone symbol followed by information in parentheses that refers to site-specific unit and/or height maximums, the regulations on the Schedule shall prevail.

7.11.4 Exceptions

The following Zones apply to specific lands within a RHD Zone.

.1 Memorial Drive/Fairview Drive (RHD-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-1 Zone may be used for all of the uses permitted in the RHD Zone, plus the following uses:

- .1 Hair salon.
- .2 General office, or a dry cleaning depot.
- .3 A dwelling unit.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-1 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.11.4.1.1, .2 and .3., except in accordance with the following provisions:

- .1 In accordance with all regulations shown on Schedule B, Map RHD-1;
- .2 The total gross floor area devoted to each of the following uses shall not exceed the following maximums:

.1	Hair salon	37.5 m ²
.2	General office	56.0 m ²
.3	Dry cleaning depot	56.0 m ²
- .3 A canopy may encroach a maximum of 1 m into the minimum front yard, but shall not encroach into a required driveway or a required parking area.

That all the provisions of the RHD Zone in Section 7.11.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
166-99

.2 114 Marlborough Street (RHD-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-2 Zone may be used only for the following use:

.1 Apartment dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-2 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Number of Dwelling Units (maximum) 44 units
- .2 Front Yard (minimum) NIL
- .3 Rear Yard (minimum) NIL

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.3 248-260 Grand River Avenue (F-RHD-3)

Amended by
Bylaws No.
134-92, 101-2008,
OMB Order PL081568,
OLT Order OLT-22-003890
enforcing 71-2022

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any F-RHD-3 Zone may be used only for the following uses:

.1 Apartment dwellings

.2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any F-RHD-3 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings, except in accordance with the following special provisions:

- .1 For the purpose of the Bylaw, Grand River Avenue shall be deemed to be the front lot line and Jamieson Court the exterior lot line
- .2 Building Height (Maximum) 6 storeys
- .3 Parking (Minimum) 1.03 spaces/unit
- .4 Number of Dwelling Units (Maximum) 318

.3 That all remaining provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.4 54 Dufferin Avenue (RHD-4)

Amended by
Bylaw No.
135-2014

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-4 Zone may be used for all of the uses permitted in the RHD Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-4 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Vehicular access from Spring Street shall be restricted to emergency service, garbage collection, and moving vehicles only.
- .2 Balconies and canopies may encroach a maximum of 1.5 m into a required yard.
- .3 The maximum building height shall not exceed a geodetic elevation of 229.5 m.

That all the provisions of the RHD Zone in Section 7.11.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.5 34 McMurray Street (RHD-5)

Amended by
Bylaws No.
25-91, 68-94,
75-2009

Notwithstanding any other provisions of this Bylaw, the lands zoned H-RHD-5 shall only be used for the following uses prior to the removal of the "Holding Zone (H)" provision:

- .1 Contractor's yard
- .2 Medical clinics
- .3 Medical offices

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-5 Zone use any lot, or erect, alter or use any building or structure for an existing contractor's yard, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2 with the exception of the minimum lot width which shall be 27.5 m.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-5 Zone use any lot, or erect, alter or use any building or structure for medical clinics or medical offices, except in accordance with the following provisions:

- .1 Medical clinics and/or medical offices shall be restricted to locating within the existing building.
- .2 Lot Area (minimum) 883 m²
- .3 Lot Width (minimum) 27.5 m
- .4 Lot Coverage (maximum) 35%
- .5 Building Height (maximum) Existing as of June 1, 2009
- .6 Front Yard (minimum) Existing as of June 1, 2009
- .7 Rear Yard (minimum) Existing as of June 1, 2009

.8	Side Yard (minimum)	Existing as of June 1, 2009
.9	Landscaped Open Space (minimum)	Nil
.10	Parking	
	.1 In accordance with	Section 6.18
	.2 Section 6.18.3.5 and Section 6.18.3.9 shall not apply.	
.11	Loading	Section 6.23 shall not apply

That all remaining provisions of the RHD Zone in Section 7.11.2. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.6 71-73 Charlotte Street (RHD-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-6 Zone shall be used only for the following use:

- .1 Apartment dwelling.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-6 Zone use any lot, or erect, alter, or use any building or structure, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map RHD-6.
- .2 A canopy may encroach a maximum of 3.0 m into a required yard and have a maximum height of 4.5 m.
- .3 Any exposed wall of an underground parking structure shall not exceed 1.8 m in height.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.7 139 Henry Street (RHD-7)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-7 Zone may be used for all of the uses permitted in the RHD Zone, plus the following use:

- .1 Industrial use.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-7 Zone use any lot, or erect or alter or use any building or

structure for an industrial use, except in accordance with the following provisions:

- .1 To the development standards that existed at the day of the passing of this Bylaw.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.8 59-61 North Park Street (RHD-8)

Amended by
Bylaws No.
25-91, 185-2005,
68-2011, 63-2012

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-8 Zone may be used for all the uses permitted in the RHD Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-8 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Required parking spaces shall have a minimum width of 2.75 m and a minimum length of 5.75 m when associated with apartment dwellings or a crisis residence.
- .2 Rear Yard (minimum) 6.7m
for a Crisis Residence
- .3 Interior Side Yard (minimum) 1.5 m
for a Crisis Residence
- .4 Notwithstanding Section 2.3.20 of this Bylaw, a crisis residence shall mean a dwelling unit or dwelling units that are licensed and/or approved for funding under Provincial or Federal statute for the temporary accommodation of 3 or more persons (exclusive of staff) living under supervision in single housekeeping units who, by reason of their emotional, mental, social, or physical condition or legal status, require a group living arrangement on an immediate emergency basis for their well-being, and in which counselling or support services are provided. A crisis residence shall be deemed not to include:
- a group home,
 - a mini-group home,
 - a group residence,
 - a group correctional home,
 - a group correctional residence,
 - a medical clinic,
 - a lodging house,
 - a nursing home,
 - a home for the aged,
 - a retirement home.

That all of the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions contained herein, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
188-91 &
72-2002

.9 DELETED

Amended by
Bylaw No.
131-92

.10 Block 4, Registered Plan 1742 (RHD-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-10 Zone may be used for all of the uses permitted in the RHD Zone, plus the following:

- .1 Places of worship.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-10 Zone use any lot, or erect, alter or use any building or structure for a place of worship, except in accordance with the following provisions:

- .1 In accordance with Section 8.2.2.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
2-95, 134-2001

.11 19 to 29 McClure Avenue and 142 to 150 Dundas Street (RHD-11)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-11 Zone may be used for all of the uses permitted in the RHD Zone, plus the following use:

- .1 Commercial parking lot

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-11 Zone use any lot, or erect, alter or use any building or structure for a commercial parking lot, except in accordance with the following provisions:

- .1 In accordance with Section 6.18
- .2 Notwithstanding Section 6.18.6, all parking spaces and driveways shall be provided with a stable surface, treated to prevent the raising of dust or loose particles, and shall consist of asphalt, concrete or hard surface material, or a combination thereof.
- .3 Planting Strips (minimum)
 - .1 Along McClure Avenue 3.0m
 - .2 Along Dundas Street 6.0m
- .4 No vehicular ingress or egress shall be permitted to or from a commercial parking lot from Dundas Street.

That all the provisions of the RHD Zone in Section 7.11.2 of this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
166-95

.12 15 Niagara Street (RHD-12)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-12 Zone may be used for all of the uses permitted in the RHD Zone, plus the following uses:

- .1 Manufacturing uses
- .2 Wholesale uses
- .3 Warehouse uses
- .4 Research uses
- .5 Accessory general offices
- .6 Accessory retail sales
- .7 Accessory uses, buildings, and structures

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-12 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.11.4.12.1 to 7.11.4.12.7 inclusive, except in accordance with the following provisions:

- .1 To the development standards that existed at the date of passing of this Bylaw.
- .2 Outdoor storage is prohibited.
- .3 Those industrial uses classified as High hazard industrial occupancy (Group F, Division 1), as defined by the Ontario Building Code shall be prohibited.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
67-96

.13 920 Colborne Street East (RHD-13)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-13 Zone may be used for all of the uses permitted in the RHD Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-13 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Number of dwelling units (maximum): 63
- .2 Minimum off-street parking stall size shall be 2.6m by 5.6m

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
89-98

.14 301 Fairview Drive (RHD-14)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-14 Zone may be used for all of the uses permitted in the RHD Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-14 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- | | | |
|----|------------------------------------|-------------------------------|
| .1 | Building Height (maximum) | 7 storeys |
| .2 | Number of Dwelling Units (maximum) | 57 units |
| .3 | Off-Street Parking (minimum) | 1.25 spaces/
dwelling unit |
| .4 | Planting Strip (minimum) | |
| | .1 Fairview Drive | 1.0m |
| | .2 Any other street | 3.0m |

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
136-2000
137-2001

.15 DELETED

Amended by
Bylaw No.
110-2002

.16 219 Shellard Lane (RHD-16)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-16 Zone may be used for all of the uses permitted in the RHD Zone, plus the following:

- .1 Block townhouse dwellings

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-16 Zone use any lot or erect, alter or use any building or structure for block townhouse dwellings except in accordance with the following provisions:

- .1 In accordance with Section 7.9.2
- .2 Rear Yard (minimum)

A rear exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 7.5 metres, and a side exterior wall of a block townhouse dwelling shall maintain a rear yard of a minimum of 3.0 metres.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
114-2002

.17 East Side of Diana Drive (RHD-17)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any RHD-17 Zone may be used for all of the uses permitted in the RHD Zone, plus the following:

- .1 Block townhouse dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-17 Zone use any lot or erect, alter or use any building or structure for block townhouse dwellings except in accordance with the following provisions:

- .1 In accordance with Section 7.9.2

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
190-2002
109-2006

.18 North Side of Shellard Lane, Opposite Conklin Road (RHD-18)

Notwithstanding any provisions of this Bylaw to the contrary, any lot within any RHD-18 Zone may be used only for the following use:

- .1 Block townhouse dwellings.
- .2 Street townhouse dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-18 Zone use any lot or erect, alter or use any building or structure for block townhouse dwellings or street townhouse dwellings except in accordance with the following provisions:

- .1 In accordance with Section 7.9.2.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions to this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
202-2004

.19 260 Dalhousie Street (RHD-19)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-19 Zone may be used only for the following use:

- .1 Apartment dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-19 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings except in accordance with the following

provisions:

- | | | |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| .1 | Number of Dwelling Units (maximum) | 17 |
| .2 | All dwelling units shall only be located within the building formerly used as a place of worship, as it existed on November 8, 2004. | |
| .3 | Lot Area (minimum) | 85.0m ² /unit |
| .4 | Building Height | Existing as of November 8, 2004 |
| .5 | Front Yard | Existing as of November 8, 2004 |
| .6 | Rear Yard | Existing as of November 8, 2004 |
| .7 | Interior Side Yard | Existing as of November 8, 2004 |
| .8 | Gross Floor Area (minimum) | |
| | .1 A maximum of three apartment dwellings may each have a minimum gross floor area of 33.0m ² /unit. | |
| | .2 All other apartment dwelling units shall each have a minimum gross floor area of 40.0m ² /unit. | |
| .9 | Landscaped Open Space (minimum) | 15.0% |
| .10 | Amenity Space (minimum) | 9.0m ² /unit |
| .11 | Off-street parking (minimum) | 18 spaces |
| .12 | Parking Strip (minimum) | NIL |
| .13 | Notwithstanding any provision of the RHD-19 Zone, an enclosure may be constructed beyond the exterior walls of the existing building that provides a connection between an interior hallway and a laundry room, all as approved pursuant to the Site Plan Control provisions of the Planning Act. | |

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
15-2010
149-2011
75-2014
133-2015

**.20 575 Park Road North (H-RHD-20)
(Lands fronting directly onto Park Road North)**

Notwithstanding any provision of this Bylaw to the contrary, any lot within any H-RHD-20 Zone may only be used in accordance with the permitted uses and provisions in the RHD-20 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provision has been satisfied.

.1 Conditional on site plan approval.

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-20 zone may be used only for the following use:

.1 Apartment dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-20 Zone use any lot, or erect, alter or use any building or structure for apartment dwellings except in accordance with the following provisions:

.1	Building Height (maximum)	4 storeys with a maximum height of 18 m
.2	Front Yard (minimum)	26 m
.3	Rear Yard (minimum)	8.5m
.4	Amenity Space for Apartment Dwelling (minimum)	15m ² /unit
.5	Parking in accordance with	Section 6.18

Notwithstanding Section 6.18.8, a minimum of 1.25 parking spaces per dwelling unit shall be provided for dwelling units that are subject to an Affordable Housing Program.

.6	Dwelling Units (maximum)	83 units with a maximum of 44 units in one building and 39 units in the other building
----	--------------------------	----------------------------------------------------------------------------------------

That all remaining provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
15-2010
149-2011
75-2014

.21 DELETED

Amended by
Bylaw No.
75-2014
121-2014

**.22 575 Park Road North (RHD-22)
(Lands Fronting onto Park Road North, adjacent to Dunsdon Street)**

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-22 Zone may be used only for the following use:

- .1 Apartment dwellings
- .2 Accessory uses, buildings and structures

- .3 Uses permitted in Section 6.1
- .2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-22 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

.1	Dwelling Units (maximum)	153
.2	Number of one-bedroom units (maximum)	63
.3	Number of two-bedroom units (maximum)	90
.4	Building Height (maximum)	7 storeys to a maximum of 27m
.5	Front Yard (minimum)	25.8 m
.6	Rear Yard (minimum)	3 m
.7	Exterior Side Yard (minimum)	26 m
.8	Gross Floor area of one-bedroom units:	
	Minimum	50 m ²
	Maximum	66 m ²
.9	Gross Floor area of two-bedroom units:	
	Minimum	73 m ²
	Maximum	90 m ²
.10	Indoor amenity space	
	Minimum	102 m ²
	Maximum	245 m ²
.11	Outdoor Amenity space for Apartment Dwelling (minimum)	10 m ² /unit
.12	Parking in accordance with	Section 6.18

- .1 Notwithstanding Section 6.18.3.1, the required parking spaces may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.
- .2 Notwithstanding Section 6.18.3.6 and Section 6.18.4.1, the required parking spaces may be accessed from the street by means of an easement on an abutting lot.
- .3 Notwithstanding Section 6.18.3.5, the required parking spaces may be located a minimum of 3.1 m from the portion of lot line abutting Dunsdon Street measuring 70 m from the southeast corner of the lot, and a minimum of 0 m from any other lot line. This provision shall not apply

to an underground parking structure.

.4 Notwithstanding Section 6.18.8, a minimum of 1.48 required parking spaces shall be provided per dwelling unit.

.13 Notwithstanding Section 7.11.4.22.3.11, the required outdoor amenity space may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required outdoor amenity space is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaws No.
75-2014
121-2014

**.23 575 Park Road North (RHD-23)
(Lands Fronting onto Dunsdon Street, adjacent to Wayne Gretzky Parkway)**

.1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-23 Zone may be used only for the following use:

- .1 Apartment dwellings
- .2 Accessory uses, buildings and structures
- .3 Uses permitted in Section 6.1

.2 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-23 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Dwelling Units (maximum) 153
- .2 Number of one-bedroom units (maximum) 63
- .3 Number of two-bedroom units (maximum) 90
- .4 Lot Width (minimum) 14 m
- .5 Building Height 7 storeys to a maximum of 27m
- .6 Exterior Side Yard (minimum) 6.68 m
- .7 Gross Floor area of one-bedroom units:
 - Minimum 50 m²
 - Maximum 66 m²
- .8 Gross Floor area of two-bedroom units:
 - Minimum 73 m²
 - Maximum 90 m²
- .9 Indoor amenity space
 - Minimum 102 m²

Maximum	245 m ²
.10 Outdoor amenity space for Apartment Dwelling (minimum)	10 m ² /unit
.11 Parking in accordance with	Section 6.18
.1	Notwithstanding Section 6.18.3.1, the required parking spaces may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required parking spaces is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.
.2	Notwithstanding Section 6.18.3.5, the required parking spaces may be located a minimum of 3.9 m from the portion of lot line abutting Wayne Gretzky Parkway measuring 70m from the northeast corner of the lot, and a minimum of 0 m from any other lot line. This provision shall not apply to an underground parking structure.
.3	Notwithstanding Section 6.18.3.6 and Section 6.18.4.1, the required parking spaces may be accessed from the street by means of an easement on an abutting lot.
.4	Notwithstanding Section 6.18.8, a minimum of 1.48 required parking spaces shall be provided per dwelling unit.
.12	Notwithstanding Section 7.11.4.23.3.10, the required outdoor amenity space may be provided on the adjacent lands subject to the condition that an agreement providing for the continuation of the required outdoor amenity space is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
75-2014
121-2014

**.24 575 Park Road North (RHD-24)
(Lands Fronting onto Park Road North)**

- .1 Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-24 Zone may only be used for parking, outdoor amenity space and vehicular access associated with uses on the adjacent lands subject to the condition that an agreement providing for the continuation of parking, outdoor amenity space and vehicular access is entered into with the City and the owners of the adjacent lands and is registered against all parcels of the adjacent lands.

- .2 Notwithstanding Section 6.18.3.5, the required parking space shall be located a minimum of 0 m from any lot line other than the lot line abutting a street. This provision shall not apply to an underground parking structure.

That all the provisions of the RHD Zone in Section 7.11.2 to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.25 60 Dufferin Avenue and 41 Spring Street (RHD-25)

Amended by
Bylaw No.
135-2014

Notwithstanding any provision of this Bylaw to the contrary, any lot within any RHD-25 Zone may be used for only the following uses:

- .1 Block townhouses
- .2 Accessory uses, buildings and structures
- .3 Uses permitted in Section 6.1

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-25 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:

- .1 Maximum number of dwelling units: 21
- .2 Vehicular access from Spring Street shall be restricted to emergency service, garbage collection, and moving vehicles only.
- .3 Balconies and canopies may encroach a maximum of 1.5 m into a required yard.
- .4 The maximum building height shall not exceed a geodetic elevation of 229.5 m.

That all the provisions of the RHD Zone in Section 7.11.2.1. to this Bylaw, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.26 34 Norman Street (RHD-26)

Amended by
Bylaws No.
2-2021, 99-2021

- .1 Deleted.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule 'A', attached to and forming part of this By-law, any lot within the RHD-26 Zone may only be used for the following uses:
 - .1 Apartment dwellings
 - .2 Accessory uses, buildings and structures
 - .3 Uses permitted in Section 6.1
- .3 Notwithstanding any provisions of the Bylaw to the contrary, no person shall within the RHD-26 Zone use any lot or erect or use any structure, except in accordance with the follow provisions:

- .1 For the purposes of this Bylaw, the front lot line shall be deemed to be Fairview Drive
- .2 Building Height (maximum) 7 storeys
- .3 Front Yard (minimum) 7.5 m
- .4 Interior Side Yard (minimum) 3 m
- .5 Rear Yard (minimum) 58 m
- .6 Notwithstanding Section 6.18.3.5, the required parking space shall be located a minimum of 4.5 metres from Norman Street
- .7 For the purposes of this By-law, Building Step Back shall mean the portion of a building or structure that is recessed from the front, side and/or rear building line at a defined height.
 - .1 A minimum building step back of 8 m shall be provided from the building line fronting Wayne Drive at a height of 6.8 m above grade
 - .2 A minimum building step back of 5 m shall be provided from the front and rear building lines, 34 m from the easterly side building line and 8 m from the westerly side building line for the seventh storey.

.27 Unused

.28 West Side of West Street/Galileo Boulevard (RHD-28)

- .1 Notwithstanding any provision of this Bylaw to the contrary, no person shall within any RHD-28 Zone use any lot, or erect, alter or use any building or structure for Apartment dwellings, except in accordance with the following special provisions:
 - .1 For the purpose of this By-law, the lot line abutting West Street shall be deemed the front lot line, the northwestern lot line shall be deemed the rear lot line, and Galileo Boulevard shall be deemed the exterior lot line.
 - .2 Lot Area (Minimum) 43.5 m² /unit
 - .3 Lot Width (Minimum) 29.5 m
 - .4 Building Height
 - .1 Maximum 7 Storeys
 - .2 Notwithstanding Section 2.2.10 and 2.19.17 of this By-law to the contrary, the first storey shall mean the storey with its floor closest to the finished grade level and shall contain habitable living space.

- .5 Exterior Side Yard (Minimum) 7.6 m
- .6 Parking
 - .1 Minimum 1.15 spaces/unit
 - .2 Notwithstanding any provision of this By-law to the contrary, Section 6.18.3.9 shall not apply.
- .7 Notwithstanding Section 6.4 of this by-law, the maximum permitted projection for a patio, deck or balcony shall not be greater than 1.75 m into a required yard.
- .2 Notwithstanding any provision of this By-law to the contrary, for Part 1, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any RHD-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
 - .1 Interior Side Yard (Minimum) 11.7 m
 - .3 Notwithstanding any provision of this By-law to the contrary, for Part 2, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any RHD-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
 - .1 Interior Side Yard (Minimum) 3.5 m
 - .4 Notwithstanding any provision of this By-law to the contrary, for Part 3, as shown on Schedule 'B', attached to and forming part of this By-law, no person shall within any RHD-28 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following provisions:
 - .1 Rear Yard (Minimum) 13.2 m
 - .2 Interior Side Yard (Minimum) 3.2 m

That all the provisions of the RHD Zone in Section 7.11.2 this By-law, and all other provisions of this Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.29 247-253 West Street (H-RHD-29)

- .1 The lands zoned H-RHD-29 may only be used in accordance with the permitted uses in the H-RHD-29 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
 - .1 All servicing issues have been addressed to the satisfaction of the General Manager of Public Works, City of Brantford; and
 - .2 The applicant has provided a signed Site Plan Agreement to the City, along with all necessary securities; and
- .2 Notwithstanding any provision of this By-law to the contrary, no person shall within any H-RHD-29 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.11.1, except in accordance with

the following provisions:

- | | | |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| .1 | Rear Yard (Minimum) | 7.1 m |
| .2 | Side Yard (Minimum) | |
| | .1 Interior (south) | 9.3 m |
| | .2 Interior (north) | 7.5 m |
| .3 | Building Height (maximum) | 8.0 storeys |
| .4 | Off Street Parking Requirements (Minimum) | 0.96 space/unit |
| .5 | Notwithstanding Section 6.18.3.9 of this By-law, a minimum of 30% of the front yard shall be maintained as landscaped open space. | |
| .6 | Notwithstanding Section 6.18.4.4 of this By-law, Parking areas shall provide access to each accessible parking space by means of a traffic aisle free of obstruction with a minimum overhead clearance of 3.2 metres. | |

That all the provisions of the RHD Zone in Section 7.11.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

.30 461-467 West Street (H-RHD-30)

Amended by
Bylaw No.
179-2022

- .1 The lands zoned H-RHD-30 may only be used in accordance with the permitted uses in the H-RHD-30 Zone upon the removal of the "Holding (H)" provision. Removal of the "H" may occur once the following provisions have been satisfied:
- .1 That the applicant has provided a signed Site Plan Agreement to the Corporation of the City of Brantford, along with all necessary securities; and,
 - .2 That all servicing issues, financial and otherwise, have been addressed to the satisfaction of The Corporation of the City of Brantford; and
 - .3 That a Conservation Plan in regard to 477 West Street has been completed to the satisfaction of The Corporation of the City of Brantford.
- .2 Notwithstanding any provision of this By-law to the contrary, as shown on Schedule A, attached to and forming part of this By-law, any lot within any RHD-30 Zone may only be used for the following uses:
- .1 Apartment Dwellings;
 - .2 Accessory uses, buildings, and structures.
- .3 Notwithstanding any provision of this By-law to the contrary as shown on Schedule 'A', attached to and forming part of this By-law, no person shall within any RHD-30 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 7.11.4.30.2, except in accordance with the following provisions:
- .1 For the purposes of this Bylaw, the front lot line shall be deemed to

	be West Street	
.2	Lot Area (Minimum)	37 m ² /unit
.3	Lot Coverage (Maximum)	35.9%
.4	Building Height (Maximum)	7 storeys
.5	Front Yard (Minimum)	5.3 m
.6	Rear Yard (Minimum)	10.0 m
.7	Side Yard (Minimum)	
	.1 Interior	7.5 m
	.2 Exterior	5.3 m
.8	Parking Spaces (Minimum)	1.18 space / unit
.9	Notwithstanding Section 6.18.3.5 of this By-law, required parking spaces shall be located a minimum of 1.5 metres from any lot line abutting a street and a minimum of 1.0 m from any other lot line.	

That all the provisions of the RHD Zone in Section 7.11.2 to this By-law, and all other provisions of this By-law, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.