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PART 7: UPTOWN MIXED-USE CENTRE ZONES

ZONE DESIGNATIONS:	UCR1 (Uptown Commercial/Residential 1)
	UCR2 (Uptown Commercial/Residential 2)
	UC (Uptown Commercial)
	UE (Uptown Employment)
	UCR3 (Uptown Commercial/Residential 3)
	URH (Uptown High-Density Residential)
	UMXE (Uptown Mixed-Use Corridor Employment)
	UOP (Uptown Office Park)
	URM (Uptown Medium-Density Residential)

1. GENERAL PROVISIONS

No persons shall within any of the zones included in Part 7 of this By-law use any land or erect or use any building or structure except in accordance with the uses permitted and the regulations thereto and subject to:

- PART 1: GENERAL CONDITIONS AND PROVISIONS
- PART 14: EXCEPTIONS TO ZONE DESIGNATIONS

and the following:

(a) Holding Zone

Where a zone designation is preceded by the Holding Symbol 'H' the uses permitted shall be in accordance with Part 11, Subsection 1.1. Development or redevelopment of lands having an 'H' zoning shall be deemed premature until the 'H' prefix is removed in accordance with Part 11, Subsection 1.2.

(b) Accessory Buildings and Structures

Refer to Part 1, Subsection 2.2

(c) Patios and Decks

Refer to Part 1, Subsection 2.3

(d) Fencing and Privacy Screens

Refer to Part 1, Subsection 2.4

(e) Swimming Pools

Refer to Part 1, Subsection 2.5

(f) General Parking Provisions

Refer to Part 1, Subsection 2.26

(g) Parking Spaces and Driveways

Refer to Part 2, Subsection 1

(h) Parking Structures

Refer to Part 2, Subsection 1

Part 7 – Uptown Mixed-Use Centre Zones

2. PERMITTED USES

The uses permitted in an Uptown Mixed-Use Centre Zone shall be in accordance with Table 7.2.1.

Table 7.2.1

USES	ZONES								
	UCR 1	UCR 2	UC	UE	UCR 3	URH	UMX E	UOP	URM
Retail Commercial									
Department Store		✓	✓						
Flea Market		✓	✓						
Large Building Supplies/Garden Store		✓	✓						
Large Furniture and Appliance Store		✓	✓						
Large Home and Auto Supplies Store		✓	✓						
Warehouse Club		✓	✓						
Supermarket/Grocery Store		✓	✓						
Convenience/Specialty Foods Store	✓	✓	✓	✓ (a)	✓	✓ (b)	✓ (a)		
Farmers' Market		✓	✓						
Other Retail Uses	✓	✓	✓	✓ (a)	✓	✓ (b)	✓ (a)		
Service Commercial									
Standard Restaurant	✓	✓	✓	✓ (a)	✓	✓ (b)	✓ (a)		
Standard Restaurant with Dance Floor	✓ (k)	✓ (k)	✓ (k)	✓ (a) (k)	✓ (k)	✓ (b) (k)	✓ (a)		
Fast Food Restaurant	✓	✓	✓	✓	✓		✓ (a)		
Convenience Restaurant	✓	✓	✓	✓ (a)	✓	✓ (b)	✓ (a)	✓	
Funeral Home	✓ (d)	✓ (d)	✓ (d)	✓ (d)	✓ (d)		✓ (d)	✓ (d)	
Veterinary Services	✓ (e)	✓ (e)	✓ (e)	✓ (a,e)	✓ (e)	✓ (b,e)	✓ (a,e)		
Other Service Commercial Uses	✓	✓	✓	✓ (a)	✓	✓ (b)	✓ (a)		
Office									
All Office Uses	✓ (f)	✓	✓	✓	✓	✓	✓	✓	
Community									
Community Institution	✓	✓	✓	✓	✓	✓	✓	✓	
Hospitality									
Hotel	✓	✓	✓	✓	✓		✓		
Convention/Conference Centre	✓	✓	✓	✓	✓		✓		
Banquet Centre	✓	✓	✓	✓	✓		✓		
Caterer	✓	✓	✓	✓	✓		✓		
Automotive									
Car Wash per Part 1, 2.9		✓	✓		✓				
Service Station per Part 1, 2.10		✓	✓		✓				
Motor Vehicle Sales, Leasing, Rental and Service		✓	✓		✓				
Motor Vehicle Repair Garage		✓	✓		✓				
Retail Propane Facility per Part 1, 2.7		✓	✓		✓				

Part 7 – Uptown Mixed-Use Centre Zones

USES	ZONES								
	UCR 1	UCR 2	UC	UE	UCR 3	URH	UMX E	UOP	URM
Industrial									
Industrial uses permitted in a GE2 zone, per Part 3, Table 3.2.1			✓	✓			✓	✓	
Recreation & Entertainment									
Recreational Establishment	✓	✓	✓	✓	✓	✓	✓	✓	
Entertainment Establishment	✓	✓	✓	✓	✓	✓	✓		
Night Club	✓ (c,j)	✓ (c,j)	✓ (j)	✓ (a,j)	✓ (c, d,j)	✓ (b, c,d,j)	✓ (a,j)		
Residential									
Detached									✓
Semi-detached									✓
Duplex									✓
Triplex									✓
Fourplex									✓
Townhouse	✓ (g)	✓ (g)			✓ (h)	✓			✓
Street Townhouse	✓ (g)	✓ (g)			✓ (h)	✓ (i)			✓
Stacked Townhouse	✓ (g)	✓ (g)			✓ (h)	✓			✓
Apartment Building	✓ (g)	✓ (g)			✓ (h)	✓			
Retirement Home	✓ (g)	✓ (g)			✓ (h)	✓			

Footnotes to Table 7.2.1

- (a) Permitted only on the ground floor and below-grade floors in buildings having a minimum floor area of 3000 m².
- (b) Permitted only on the ground floor and below-grade levels.
- (c) Not permitted in a building containing residential dwelling units.
- (d) Not permitted on a lot abutting a residential or URM zone.
- (e) Facilities for the keeping of animals outside are not permitted.
- (f) Office uses shall not be permitted on the ground floor. A maximum of 30% of the ground floor area may be used for facilities ancillary to office uses.
- (g) Dwelling units shall not be permitted on the ground floor within 100 m of Appleby Line. A maximum of 30% of the ground floor area may be used for facilities ancillary to a residential use.
- (h) Dwelling units shall not be permitted on the ground floor of buildings within 50 m of Appleby Line. A maximum of 30% of the ground floor area may be used for facilities ancillary to a residential use.
- (i) Direct vehicle access to Corporate Drive from street townhouse dwellings is prohibited, garages facing Corporate Drive are prohibited, amenity areas between Corporate Drive and building elevations facing Corporate Drive are prohibited.
- (j) Maximum capacity shall not exceed 500 persons.

Part 7 – Uptown Mixed-Use Centre Zones

- (k) In buildings containing residential dwelling units, a Standard Restaurant, with Dance Floor is only permitted at grade where office uses or uses accessory to residential are located on the second storey.

3. PROHIBITED USES

In addition to Part 1, Subsection 2.22 “Prohibited Uses”, the following uses are also prohibited:

- Propane Cylinder Handling Facility
- Bulk Propane Storage Depot
- Parking Structures and Parking Lots as a principal use
- Video Game/Pinball Machine Arcade
- Adult Entertainment Establishment

Residential uses permitted in Table 7.2.1 shall be subject to Part 2, Subsection 2, “Prohibited Uses”

4. UCR1 TO UOP ZONE REGULATIONS

4.1 LOT WIDTH, AREA, YARDS, FLOOR AREA RATIO, DENSITY, HEIGHT

Table 7.4.1

Regulation	ZONES							
	UCR1	UCR2	UC	UE	UCR3	URH	UMXE	UOP
Lot Width	7.5 m	15 m	15 m	15 m	15 m	7.5 m	15 m	30 m
Lot Area	225 m ²	500 m ²	500 m ²	500 m ²	500 m ²	225 m ²	500 m ²	0.2 ha
Front Yard (maximum)	(a)	none	none	(b)	(b)	6 m	22 m	22 m
Street Side Yard (maximum)	(a)	none	none	(b)	(b)	6 m	22 m	22 m
Side Yard	none	none	none	none	none	none	none	3 m
Rear Yard	none	none	none	none	none	3 m	3 m	3 m
Density in units/ha (minimum/maximum)	50/185	50/185	***	***	50/185	50/100	***	***
Building Height (minimum) (e)	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys	2 storeys
Building Height (maximum)	35 m (d)	28 m (d)	12 m	28 m	35 m (d)	24 m (d)	24 m	12 m
Floor Area Ratio (minimum)	0.5:1	0.5:1	***	***	0.5:1	0.5:1	***	0.5:1
Floor Area Ratio (maximum)	2.5:1	1.5:1	0.5:1	(c)	1.5:1	1:1	1:1	1:1
Separation Distance from a railway right-of-way	30 m for land uses sensitive to railway rights-of-way							
Yard abutting a PC or P zone	6 m							
Yard abutting a pipeline easement	7 m							
Building setback abutting a creek block	3 m							

Footnotes to Table 7.4.1:

(a) Yard abutting Appleby Line:

4 m maximum for buildings up to 4 storeys high and within 45 m of Upper Middle Road, 10 m maximum for buildings over 4 storeys high and within 45 m of Upper Middle Road, provided that a driveway shall be located between Appleby Line and the building.

Yard abutting Upper Middle Road and Ontario Hydro Corridor:

4 m maximum for buildings up to 4 storeys high and within 30 m of Appleby Line, 10 m maximum for buildings over 4 storeys high and within 30 m of Appleby Line, provided that a driveway shall be located between Upper Middle Road and the building.

Yard abutting all other streets:

16 m maximum for 75% of the building elevation abutting a street; 22 m maximum thereafter

(b) Yard abutting Appleby Line:

16 m maximum for 75% of the building elevation abutting Appleby Line, 22 m maximum thereafter. For multiple building developments the maximum yard shall apply to as many buildings as possible.

Yard abutting all other streets:

22 m maximum. For multiple building developments the maximum yard shall apply to as many buildings as possible.

(c) Floor Area Ratio (maximum):

Industrial uses: 0.5:1

Other uses: 1.0:1 on lands between Ironstone Drive & Corporate Drive

1.5:1 on lands between Ironstone Drive & Upper Middle Road

(d) Height in accordance with Part 1, Subsection 2.31 “Residential Building Height” for townhouse, street townhouse, or stacked townhouse development.

(e) The floor area of the second storey of any two-storey building shall be no less than 50% of the floor area of the first storey.

Notwithstanding the above minimum height provisions, any buildings or structures of less than two storeys in height which legally existed as of the date of the passage of Zoning By-law 2020.205 (April 28, 2008), are deemed to conform to the building height regulations of this by-law for the life of the building or structure.

4.2 FLOOR AREA

UC Zone

Maximum Floor Area per Retail or Service Commercial Use: 10,300 m²

UE & URH Zone

Maximum Floor Area for all Retail and Service Commercial uses shall not exceed 50% of total building floor area.

UMXE Zone

Maximum Floor Area per Retail or Service Commercial Use: 300 m²

Retail and Service Commercial floor area shall not exceed 5% of the total floor area.

4.3 LANDSCAPE AREA AND BUFFER

Landscape Area:

UOP Zone:	25%
Other Zones:	5% (Street Townhouses excepted)
Abutting an O2 or O3 Zone:	3 m (Street Townhouses excepted)
Abutting a PC or P zone:	3 m (Street Townhouses excepted)

Landscape Buffer:

UOP Zone:	6 m abutting a URM Zone
Other Zones:	4.5 m abutting a URM Zone (Street Townhouses excepted)

4.4 LOTS ABUTTING SHELDON CREEK

Lots abutting O2 zoned lands adjacent to the top-of-bank of Sheldon Creek may include the abutting O2 zoned land area above the top-of-bank in the calculation of Density, Lot Coverage, and Landscape Area, provided that this provision shall not have the effect of increasing maximum retail floor area.

4.5 PARKING

- (a) Parking shall be provided in accordance with Part 1, Subsection 2.25, “Off-Street Parking and Loading Requirements” except as amended by the following:

All Dwelling Units

- 1.25 occupant spaces per one-bedroom unit
 - 1.50 occupant spaces per two-bedroom unit
 - 1.75 occupant spaces per three or more bedrooms
- Visitor Parking not required

- (b) **Enclosed Parking**

Enclosed occupant parking shall be provided at the rate of 1.25 spaces per unit for units exceeding a density of 100 units per hectare.

- (c) **Parking Spaces and Driveways**

For apartment buildings, driveways and parking spaces shall be set back 2 m from a window of a habitable room in dwelling units located on the ground floor or below grade. Driveways and parking spaces shall be set back at least 6 m from URM zones.

- (d) **Parking of trucks and trailers**

is prohibited except when:

- the truck or trailer is being loaded or unloaded
- the truck or trailer is for customer use
- the truck or trailer belongs to a property owner or tenant
- the truck or trailer is being used for charitable purposes

- (e) **Parking lots**

Parking lots shall be designed in accordance with Table 7.4.2:

Table 7.4.2

Regulation	UCR1	UCR2	UC	UE	UCR3	URH	UMXE	UOP
Parking lots shall be divided into parking areas of 150 spaces maximum and separated from adjoining parking areas by a 3 m landscape area. Notwithstanding the definition of a Landscape Area, a landscape area separating parking areas within a comprehensive development may contain a 2.0 m wide walkway which runs parallel to and within the landscape area provided that the landscape area has a minimum width of 4.5 m	✓	✓		✓	✓	✓		
Parking lots shall be divided into parking areas of 225 spaces maximum and separated from adjoining parking areas by a 3 m landscape area. Notwithstanding the definition of a Landscape Area, a landscape area separating parking areas within a comprehensive development may contain a 2.0 m wide walkway which runs parallel to and within the landscape area provided that the landscape area has a minimum width of 4.5 m			✓					
Parking lots shall be set back a minimum of 3 m from any street line; however, the setback of a parking lot from the street line may be reduced to 1 m where a decorative wall or fence, not greater than 1.2 m high, screens the parking lot from the street	✓	✓	✓	✓	✓	✓	✓	✓
On lands abutting Appleby Line, parking lots located between a building and a lot line intersecting Appleby Line shall be limited to 40 m in width within 20 m of Appleby Line	✓			✓				
On lands abutting Appleby Line, parking lots located between a building and a lot line intersecting Appleby Line shall be limited to 60 m in width within 20 m of Appleby Line					✓			
No parking lot or driveway shall be located within 3 m of a window of a habitable room in a basement or ground floor dwelling unit (2 m for apartment buildings)	✓	✓			✓	✓		

4.6 OUTSIDE STORAGE

- (a) Only merchandise displayed for retail sale may be stored outside, provided the merchandise is not stored in a truck, trailer, or other vehicle.
- (b) Perishable waste must be kept in refrigerated storage within a building. Alternatively, perishable waste may be stored outside if a deep collection waste disposal system, comprised of a sealed container with a lockable lid located primarily below grade, is used.
- (c) Nonperishable waste stored outside on lands abutting a URM zone shall be kept within a solid screen enclosure subject to Part 1, Subsection 2.2.1 (c).

4.7 LOADING AND UNLOADING

- (a) Loading/unloading shall not take place within 7.5 m of a URM zone.
- (b) Loading/unloading docks shall be screened from view from an adjoining URM zone.

4.8 DRIVE-THROUGH FACILITIES

(a) **Restaurants:**

- (i) Where drive-through facilities are located in or adjacent to building elevations facing a street, landscaping shall be provided to screen the building elevation from the street.
- (ii) External conveyor pick-up systems are not permitted in a yard abutting a street and shall be set back 15 m from a URM zone.
- (iii) Intercom ordering stations shall be set back 15 m from a URM zone.

(b) **Other uses:**

- (i) Where drive-through facilities are located in or adjacent to building elevations facing a street, landscaping shall be provided to screen the building elevation from the street.
- (ii) Freestanding facilities shall be set back 15 m from a URM zone.

4.9 OUTDOOR PATIOS

Not permitted within 45 m of a URM zone.

4.10 RETAIL SALES

A maximum of 15% of the total floor area of an industrial use may be used for the display and retail sale of products manufactured, fabricated, processed, or assembled

on the premises. The maximum may be increased to 25% provided the total floor area is less than 1000 m².

4.11 AMENITY AREA

For apartment dwelling units and retirement homes: 20 m² per unit

4.12 BALCONIES

Balconies shall not be permitted on building elevations facing Corporate Drive.

4.13 FENCING

On lands abutting a URM zone fencing shall be installed along the common boundary with the URM zone and shall have a minimum height of 1.8 m, which may be a solid screen fence or a combination of chain-link fence and landscape planting to form a dense year-round screen.

5. URM ZONE REGULATIONS

5.1 LOT WIDTH, AREA, YARDS

Table 7.5.1

Dwelling	Lot Width	Lot Area	Front Yard and Street Side Yard	Rear Yard	Side Yard
Detached	9 m	270 m ²	3 m min, 8 m max	6 m	(a)
Semi-Detached	6 m/unit	180 m ²	2.7 m min, 8 m max	6 m	1.2 m
Duplex	9 m	270 m ²	3 m min, 8 m max	6 m	1.2 m
Triplex	18 m	540 m ²	3 m min, 8 m max	6 m	1.2 m
Fourplex	18 m	720 m ²	3 m min, 8 m max	6 m	1.2 m
Townhouse	40 m	1200 m ²	3 m min, 8 m max	6 m	1.2 m
Street Townhouse	5.5 m/unit	165 m ²	2.7 m min, 8 m max	6 m	1.2 m
Stacked Townhouse	30 m	900 m ²	3 m min, 8 m max	7.5 m	1.2 m

Footnotes to Table 7.5.1:

- (a) Side yard abutting a dwelling: 1.2 m
- Side yard abutting an attached or detached garage: 60 cm

Table 7.5.2

Other Yards	Requirement
Building setback abutting a creek block	3 m
Yard abutting a pipeline easement	7 m
Yard abutting a railway right-of-way	30 m

5.8 BUILT FORM

- (a) An attached garage shall not project more than 2 m beyond the front wall of the livable portion of the dwelling unit at grade.
- (b) A detached garage located in a rear yard abutting a public or private lane may be constructed to the rear lot line and shall be set back 90 cm from a side lot line and 3 m from a side lot line abutting a street.
- (c) A detached garage located in a rear yard shall be set back 6 m from a dwelling on the same lot. A detached garage shall be accessed from a private or public lane only.
- (d) The minimum distance separating the exterior walls of any two townhouse or stacked townhouse buildings shall be 4.5 m, except where facing walls do not contain windows of habitable rooms the distance separation shall be 2 m.