Part 7: Residential Zones

7.1 Purpose Statements for Residential Zones

Low-Rise Neighbourhood 1-6 (LN1 to LN6)
The purpose of these **zones** is to accommodate **detached dwellings**, **semi-detached dwellings** and, in the Orchard Community, **street townhouses**.

Low-Rise Neighbourhood 7 (LN7)
The purpose of this **zone** is to accommodate **cluster homes** on a single **lot.**

Low-Rise Neighbourhood 8 (LN8)
The purpose of this **zone** is to accommodate **existing detached dwellings,** new **detached dwellings** with at least one **additional residential unit – attached**, in addition to **semi-detached dwellings**, **block townhouses**, **street townhouses**, **rear lane townhouses**, **stacked townhouses**, **back-to-back townhouses** and **stacked back-to-back townhouses**. **Apartment buildings**, **personal services** and **retail stores** are also permitted subject to additional provisions.

High-Rise Neighbourhood (HN)
The purpose of this **zone** is to accommodate new **detached dwellings** with at least two **additional residential units – attached**, **block townhouses, street townhouses**, **rear lane townhouses**, **stacked townhouses**, **back-to-back townhouses**, **stacked back-to-back townhouses** and **apartment buildings**. **Personal services**, **restaurants** and **retail stores** are also permitted subject to additional provisions.

7.2 Permitted uses

The following Table 7 establishes the uses permitted in the Residential **Zones**.

Table 7: Permitted Uses in Residential Zones

Permitted uses	LN1	LN2	LN3	LN4	LN5	LN6	LN7	LN8	HN
Residential uses									
Detached Dwelling	P	P	P	P	P	P	--	P (1)(2)	P (3)
Semi-Detached Dwelling	P	P	P	P	P	P	--	P	--
Cluster Homes	--	--	--	--	--	--	P	--	--
Block Townhouse	--	--	--	--	--	--	--	P	P
Street Townhouse	P (4)	--	--	--	--	--	--	P	P
Rear Lane Townhouse	--	--	--	--	--	--	--	P	P
Back-to-back Townhouse	--	--	--	--	--	--	--	P	P
Stacked Townhouse	--	--	--	--	--	--	--	P	P
Stacked Back-to-Back Townhouse	--	--	--	--	--	--	--	P	P
Apartment Building	--	--	--	--	--	--	--	P (5)	P
Non-residential uses									
Personal Service	--	--	--	--	--	--	--	P (6)	P (6)
Restaurant Standard	--	--	--	--	--	--	--	P (6)	P (6)
Restaurant Take-Out	--	--	--	--	--	--	--	P (6)	P (6)
Retail Store	--	--	--	--	--	--	--	P (6)	P (6)

Notes:

(1) **Existing detached dwellings** are permitted.

(2) New **detached dwellings** containing a minimum of one **additional residential unit – attached** are permitted.

(3) New **detached dwellings** containing a minimum of two **additional residential units – attached** are permitted.

(4) Permitted only on **lots** in the Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west).

(5) Permitted only on **lots** with a **front lot line abutting** a Major Arterial, Multi-Purpose Arterial, Urban Avenue, Main Street, or Neighbourhood Connector identified on Schedule B in Part 10 of this By-law.

(6) Permitted on the ground floor of a **street townhouse** or **apartment building** located adjacent to a Major Arterial, Multi-Purpose Arterial, Urban Avenue, or Main Street identified on Schedule B in Part 10 of this By-law to a maximum **gross floor area** of 300 square metres.

7.3 Provisions for Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

a) Lot and Building Requirements by Building Type

The following Table 8 and additional regulations establish the **zone** standards that apply to **detached dwellings** in the Low-Rise Neighbourhood LN1 to LN6 **zones**. Regulations for **accessory buildings and structures** are set out in Section 5.2.

Table 8: Provisions for Detached Dwellings

	LN1	LN2	LN3	LN4	LN5	LN6
Minimum **Lot Area**	225 m^2	270 m^2	360 m^2	425 m^2	680 m^2	925 m^2
Minimum **Lot Frontage**	7.5 m	9 m	12 m	15 m	18 m	24 m
Minimum **Front Yard**	3 m (1)	3 m (1)	6 m (1)	6 m (1)	7.5 m (1)	9 m (1)
Maximum **Lot Coverage**	50%	50%	40% (2)	35% (2)	35% (2)	35% (2)
Minimum **Rear Yard**	6 m	7 m	7.5 m (3)	9 m (3)	9 m (3)	9 m (3)
Minimum **Interior Side Yard**	1.2 m one side, 0.6 m other side (4)	1.2 m one side, 0.6 m other side (4)	1.2 m one side, 0.6 m other side (4)	1.5 m (4)	1.8 m (4)	2.4 m (4)
Minimum **Exterior Side Yard**	3 m (1)	3 m (1)	4.5 m (1)	4.5 m (1)	4.5 m (1)	9 m (1)
Minimum **Front Yard Soft Landscaped Open Space**	30%	30%	30%	30%	40%	50%
Maximum **Building Height**	11.5 m for a **peaked roof** or 7.5 m for a **flat roof**	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)(6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (6)

Notes:

(1) The minimum required **front yard** or **exterior side yard** may be reduced to the **established front** or **exterior side yard**, provided there is a minimum **setback** of 1 metre from the **street line**.

(2) Maximum **lot coverage** on a **lot** with one or more **additional residential units** shall be 45%.

(3) On a **corner lot** the **rear yard** may be 4.5 metres.

(4) Where a detached **private garage** is in the **rear yard**, the minimum **interior side yard** leading to the **rear yard private garage** shall be 3 metres.

(5) Properties in the Alton Community (lands bounded by Highway 407 to the north, Appleby Line to the east, and Dundas Street to the south) or Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west)) shall have a maximum **building height** of 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

(6) Properties with a **front** or **exterior side yard abutting** Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard shall have a maximum **building height** of 13 metres for a **peaked roof** or 10 metres for a **flat roof**. For **through lots**, the front **building** elevation shall determine the front of the **lot** for this regulation.

b) Additional Provisions for Detached Dwellings

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of the width of its **building** elevation.

ii) An attached **private garage** with a garage door facing a **street** is not permitted to project beyond the longest wall facing a **street** and containing residential floor area on the **first storey** of a dwelling, or where there is a **porch** attached to the longest wall facing a **street**, it shall not project past the **porch**.

iii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

iv) In the LN5 and LN6 **zones**, the maximum **building** depth shall be 20 metres, measured from the minimum required **front yard** or **established front yard**, to the wall more than 0.5 metres above **grade** closest to the **rear lot line**.

7.4 Provisions for Semi-Detached Dwellings in the Low-Rise Neighbourhood 1 to 6 Zones

a) Lot and Building Requirements by Building Type

The following Table 9 and additional regulations establish the **zone** standards that apply to each **semi-detached dwelling** unit in the Low-Rise Neighbourhood **zones**. Regulations for **accessory buildings and structures** are set out in Section 5.2.

Table 9: Provisions for Semi-Detached Dwellings

	LN1	LN2	LN3	LN4	LN5	LN6
Minimum **Lot Area**	165 m^2	165 m^2	270 m^2	270 m^2	400 m^2	500 m^2
Minimum **Lot Frontage**	6.5 m	6.5 m	9 m	9 m	9.5 m	13 m
Minimum **Front Yard**	3 m (1)	3 m (1)	6 m (1)	6 m (1)	7.5 m (1)	9 m (1)
Maximum **Lot Coverage**	50%	50%	40% (2)	40% (2)	35% (2)	35% (2)
Minimum **Rear Yard**	6 m	7 m	7.5m	9 m	9 m	9 m
Minimum **Interior Side Yard**	0.6 m (3)	0.6 m (3)	1.2 m (3)	1.5 m (3)	1.8 m (3)	2.4 m (3)
Minimum **Exterior Side Yard**	3 m	3 m	4.5 m	4.5 m	4.5 m	4.5 m
Minimum **Front Yard Soft Landscaped Open Space**	30%	30%	30%	30%	30%	30%
Maximum **Building Height**	11.5 m for a **peaked roof** or 7.5 m for a **flat roof**	10 m for a **peaked roof** or 7.5 m for a **flat roof** (4)(5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)	10 m for a **peaked roof** or 7.5 m for a **flat roof** (5)

Notes:

(1) The minimum required **front yard** or **exterior side yard** may be reduced to the **established front** and/or **exterior side yard**, provided there is a minimum **setback** of 1 metre from the **street line**.

(2) Maximum **lot coverage** on a **lot** with one or more **additional residential units** shall be 45%.

(3) Where an **interior side lot line** shares a **common wall**, no **setback** is required.

(4) Properties in the Alton Community (lands bounded by Highway 407 to the north, Appleby Line to the east, and Dundas Street to the south) or Orchard Community (lands bounded by Upper Middle Road to the south, Bronte Creek Valley to the east, Dundas Street and the CN rail line to the north, and Appleby Line to the west)) shall have a maximum **building height** of 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

(5) Properties with a **front** or **exterior side yard abutting** Lakeshore Road and North Shore Boulevard and all properties south of Lakeshore Road and North Shore Boulevard shall have a maximum **building height** of 13 metres for a **peaked roof** or 10 metres for a **flat roof**. For **through lots**, the front **building** elevation shall determine the front of the **lot** for this regulation.

b) Additional Provisions for Semi-Detached Dwellings

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of the width of the **building**.

ii) In the LN5 and LN6 **zones**, the maximum **building** depth shall be 20 metres, measured from the minimum required **front yard** or **established front yard**, to the wall more than 0.5 metres above **grade** closest to the **rear lot line**.

iii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

7.5 Provisions for Street Townhouses in the Low-Rise Neighbourhood 1 Zone

a) Lot and Building Requirements for Street Townhouses

The regulations for permitted **street townhouses** in the Low-Rise Neighbourhood 1 **zone** shall be subject to the requirements of the LN8 **zone** in Section 7.7, except that the maximum **building height** shall be 11.5 metres for a **peaked roof** or 7.5 metres for a **flat roof**.

7.6 Provisions for Cluster Homes in the Low-Rise Neighbourhood 7 Zone

a) Lot and Building Requirements by Building Type

The following Table 10 and additional regulations establish the **zone** standards that apply to **cluster homes** in the Low-Rise Neighbourhood 7 **zone**.

Table 10: Provisions for Cluster Homes

	LN7
Minimum **Lot Area**	2000 m^2
Minimum **Lot Frontage**	12 m
Maximum **Lot Coverage**	40%
Minimum **yard abutting** a **street**	7.5 m
Minimum **yard abutting** a rear **building** elevation	6 m (1)
Minimum **yard abutting** a side **building** elevation	3 m (2)
Minimum **Landscaped Open Space**	35%
Maximum **Building Height**	10 m for a **peaked roof** or 7.5 m for a **flat roof**

Notes:

(1) Except 9 metres **abutting** an LN3, LN4, LN5 or LN6 **zone**.

(2) Except 4.5 metres **abutting** an LN3, LN4, LN5 or LN6 **zone**.

b) Additional Provisions for Cluster Homes

i) The minimum separation distance between **cluster homes** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 15 metres for a **rear wall** to **rear wall** condition; 15 metres for a **front wall** to **front wall** condition; 15 metres for a **front wall** to **rear wall** condition and 8.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

ii) The minimum distance from a **side wall** to an **internal roadway, parking aisle**, **parking area, parking lot** or **parking space** shall be 1.5 metres.

iii) The minimum distance from a wall other than a **side wall** to an **internal roadway, parking aisle**, **parking area,** or **parking lot** shall be 3 metres.

iv) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

7.7 Low-Rise Neighbourhood 8 Residential Zone Provisions

a) Lot and Building Requirements for Detached Dwellings

The regulations for permitted **detached dwellings** in the Low-Rise Neighbourhood 8 **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.3.

b) Lot and Building Requirements for Semi-Detached Dwellings

The regulations for **semi-detached dwellings** in the Low-Rise Neighbourhood 8 **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.4, except that the maximum **building height** shall be 14 metres for a **peaked roof** or 10 metres for a **flat roof**.

c) Lot and Building Requirements for Townhouses and Back-to-Back Townhouses

i) The following Table 12 establishes the **zone** standards that apply to the various **townhouse** and **back-to-back townhouse** forms in the Low-Rise Neighbourhood 8 **zone**.

Table 12: Provisions for Block, Street, Rear Lane and Back-to-Back Townhouse

	Block Townhouse	Street Townhouse	Rear Lane Townhouse with detached rear garage	Rear Lane Townhouse with integral rear garage	Back-to-Back Townhouse (19)
Minimum **Lot Area**	4000 m^2	160 m^2 (1)	165 m^2	115 m^2	80 m^2
Minimum **Lot Frontage** or **Unit Width**	5.5 m	6 m (2)(3)	5.5 m (4)	5.5 m (4)	6 m
Minimum **Front Yard**	4.5 m	3 m	3 m	3 m	3 m
Minimum **Rear Yard**	7.5 m	6 m	1.75 m (5)	1.75 m (5)	0 m
Minimum **Interior Side Yard**	1.2 m (7)	1.2 m (6)(7)	1.2 m (6)(7)	1.2 m (6)(7)	1.2 m (6)(7)
Minimum **Exterior Side Yard**	3 m	3 m	3 m	3 m	3 m
Minimum **Common Amenity Area**	10 m^2/unit (8)	N/R	N//R	N/R	N/R

	Block Townhouse	Street Townhouse	Rear Lane Townhouse with detached rear garage	Rear Lane Townhouse with integral rear garage	Back-to-Back Townhouse (19)
Minimum **Private Amenity Area**	N/R	N/R	20 m^2/unit	15 m^2/unit	15 m^2/unit
Minimum **Front Yard Soft Landscaped Open Space**	N/R	25%	50%	50%	25%
Maximum Number of Attached Units	8	8	8	8	16
Maximum **Building Height**	14 m for a **peaked roof** or 10 m for a **flat roof**				

Notes:

(1) Except 145 square metres on a **private street**.

(2) Except 5.5 metres on a **private street**.

(3) Except that for a **corner lot**, the minimum **lot frontage** shall be 9 metres.

(4) Except that for a **corner lot**, the minimum **lot frontage** shall be 8.5 metres.

(5) To a **private garage**.

(6) Where an **interior side lot line** shares a **common wall**, no **setback** is required.

(7) Except when **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **zone**, the **abutting yard** shall be a minimum of 4 metres.

(8) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level.

(9) For multiple **back-to-back townhouses** occurring on one **lot**, the **lot area**, **lot frontage** and **amenity area** regulations in Table 12 shall apply to each unit.

d) Additional provisions for street townhouses and back-to-back townhouses

i) The total width of all **private garage** door openings facing a **street** shall not exceed 50% of its **building** elevation.

ii) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

iii) The minimum **lot depth** or unit depth of a **back-to-back townhouse dwelling unit** shall be 13 metres.

e) Additional Provisions for Block Townhouses

i) The minimum separation distance between **block townhouse buildings** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 12 metres for a **rear wall** to **rear wall** condition; 12 metres for a **front wall** to **front wall**

conditions; 12 metres for a **front wall** to **rear wall** condition and 7.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

ii) The minimum distance from a **side wall** to an **internal roadway, parking aisle**, **parking area, parking lot** or **parking space** shall be 1.5 metres.

iii) The minimum distance from a wall other than a **side wall** to an **internal roadway, parking aisle**, **parking area or parking lot** shall be 3 metres.

iv) The minimum distance from an integral **private garage** of a **block townhouse** unit to an **internal roadway** shall be 5.5 metres.

v) The minimum **landscaped open space** on the **lot** shall be 30%.

vi) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

f) Additional Provisions for Rear Lane Townhouses

i) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

g) Lot and Building Requirements for Stacked Townhouse, Stacked Back-to-Back Townhouse and Apartment Buildings

i) The following Table 13 and additional regulations establish the **zone** standards that apply to **stacked townhouses**, **stacked back-to-back townhouses** and **apartment buildings**.

Table 13: Provisions for Stacked Townhouse, Stacked Back-to-Back Townhouse and Apartment Building

	Stacked Townhouse	Stacked Back-to-Back Townhouse	Apartment Building
Minimum **Lot Area**	2,000 m^2	2,000 m^2	4,000 m^2
Minimum **Lot Frontage**	50 m	50 m	30 m
Minimum **Unit Width**	5 m	5.5 m	N/A
Minimum **Front Yard**	3 m (1)	3 m (1)	3 m
Minimum **Rear Yard**	6 m (2)	0 m	6 m (2)
Minimum **Interior Side Yard**	1.2 m (2)	1.2 m (2)	4 m
Minimum **Exterior Side Yard**	3 m	3 m	3 m
Minimum **Common Amenity Area**	10 m^2/unit (3)	10 m^2/unit (3)	5 m^2/unit (3)
Minimum **Landscaped Open Space**	35%	35%	35%
Maximum **Building** Length	60 m	60 m	60 m

	Stacked Townhouse	Stacked Back-to-Back Townhouse	Apartment Building
Maximum **Building Height**	18 m for a **peaked roof** or 13 m for a **flat roof**		

Notes:

(1) Except that for the wall of a **private garage** containing an opening for a vehicle, the minimum **front yard** or **exterior side yard** to the garage door of the **private garage** shall be 5.5 metres.

(2) Except when **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **Zone**, the **abutting** internal **side yard** shall be a minimum 4 metres, and the **abutting rear yard** shall be a minimum of 7.5 metres.

(3) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level or on the roof of a **podium**, **tower**, or **building**.

h) Additional provisions for stacked townhouse, stacked back-to-back townhouse and apartment buildings

i) The maximum height above **grade** of any pedestrian entrance facing a **front yard** or **exterior side yard** shall be 7 stair risers.

ii) When **abutting** a **detached dwelling** or **semi-detached dwelling** in an LN4, LN5 or LN6 **zone**, the fourth **storey** shall have a minimum **stepback** of 3 metres.

iii) The minimum separation distance between **buildings** on the same **lot** shall be 2.4 metres for a **side wall** to **side wall** condition; 12 metres for a **rear wall** to **rear wall** condition; 12 metres for a **front wall** to **front wall** conditions; 12 metres for a **front wall** to **rear wall** condition and 7.5 metres for a **side wall** to a **front wall** or **rear wall** condition.

iv) The minimum distance from a **side wall** to an **internal roadway**, **parking aisle**, **parking area**, **parking lot** or **parking space** shall be 1.5 metres.

v) The minimum distance from a wall other than a **side wall** to an **internal roadway**, **parking aisle**, **parking area, parking lot** or **parking space** shall be 3 metres.

i) Additional provisions for non-residential uses permitted in Table 7

i) Where there is a combination of two or more non-residential **uses** as permitted in Table 7, in one or more **buildings**, on one or more **lots**, designed as an integrated, planned **development** having common off-street parking and **driveways**, the non-residential **uses** shall be subject to the off-street parking standard for Retail Centre in Table 3.

7.8 High-Rise Neighbourhood (HN) Residential Zone Provisions

a) Lot and Building Requirements for Detached Dwellings

The regulations for permitted **detached dwellings** in the High-Rise Neighbourhood **zone** shall be subject to the requirements of the LN1 **zone** in Section 7.3, except that the maximum **building height** shall be 14 m for a **peaked roof** or 10 m for a **flat roof**.

b) Lot and Building Requirements for Townhouses, Back-to-Back Townhouses, Stacked Townhouses, and Back-to-Back Stacked Townhouses

The regulations for permitted **block**, **street**, **rear lane**, **back-to-back**, **stacked**, and **stacked back-to-back townhouses** in the High-Rise Neighbourhood **zone** shall be subject to the requirements of Section 7.7.

c) Lot and Building Requirements for Apartment Buildings

The following Table 14 and additional regulations establish the **zone** standards for **apartment buildings** in the High-Rise Neighbourhood **zone**.

Table 14: Provisions for Apartment Buildings

	Apartment Building
Minimum **Lot Area**	0.2 ha
Minimum **Lot Frontage**	30 m
Minimum **Front Yard**	3 m
Maximum **Front Yard**	7.5 m
Minimum **Rear Yard** i. Where **abutting** an LN1 to LN7 **Zone** ii. All other cases	 **Storeys** 1 to 3: 7.5 m **Storeys** 4 to 6: 16.5 m **Storeys** 7 and above: 25.5 m 7.5 m
Minimum **Interior Side Yard** i. Where **abutting** an LN1 to LN7 **Zone** ii. All other cases	 **Storeys** 1 to 3: 5.5 m **Storeys** 4 to 6: 14.5 m **Storeys** 7 and above: 25 m 4 m
Minimum **Exterior Side Yard**	3 m
Maximum **Exterior Side Yard**	7.5 m
Minimum **stepback** of a **Tower** or **Upper Building** from a **Podium**	3 m
Maximum Height of a **Podium**	3 **storeys**
Minimum **Tower Separation Distance**	25 m

Minimum **setback** of a **Tower** to a **lot line** that is not the **street line**	12.5 m
Minimum **setback** of an **Upper Building** to a **lot line** that is not the **street line**	10 m
Common Amenity Area	5 m^2/ unit (1)
Maximum **Building Height**	See Maximum Heights shown on the Zoning Maps in Schedule A
Minimum **Landscaped Open Space**	35%

Notes:

(1) The minimum **common amenity area** requirement shall comprise at least one contiguous outdoor area of a minimum of 55 square metres at ground level or on the roof of a **podium, tower** or **building**.

d) Additional Provisions

i) Where a **podium** wall contains windows opposite another **podium** containing windows, the minimum separation distance between the wall and the opposite **podium** shall be 15 metres. Where a **podium** wall contains no windows and is opposite another **podium** wall with no windows, the minimum separation distance shall be 2.4 metres. Where a **podium** wall contains no windows and is opposite another **podium** wall containing windows, the minimum separation distance shall be 8.5 metres.

ii) The minimum distance from an end wall to an **internal roadway** shall be 1.5 metres.

iii) The minimum distance from a wall other than an end wall to an **internal roadway** shall be 3 metres.

iv) A **podium** shall be provided for **mid-rise buildings** and **tall buildings**.

v) Where there is a combination of two or more non-residential **uses** as permitted in Table 7, in one or more **buildings**, on one or more **lots**, designed as an integrated, planned **development** having common off-street parking and **driveways**, the non-residential **uses** shall be subject to the off-street parking standard for Retail Centre in Table 3.