

9.3. Mixed Commercial Residential Zone (C3)

9.3.1.

Amended by
Bylaws No.
115-92, 34-93
149-97
166-2005
63-2012
100-2013
3-2015

Permitted Uses

The following uses are permitted in a C3 Zone:

- .1 Arts schools.
- .2 Art galleries.
- .3 Apartment Dwellings.
- .4 Lodging houses, within converted dwellings.
- .5 Commercial schools.
- .6 Converted dwellings.
- .7 Crisis residences.
- .8 Day nurseries.
- .9 Duplex dwellings.
- .10 Dwelling units.
- .11 Existing apartment dwellings.
- .12 Fourplex dwellings.
- .13 Funeral homes.
- .14 General offices.
- .15 Group correctional homes.
- .16 Group correctional residences.
- .17 Group homes.
- .18 Group residences.
- .19 Home occupations.
- .20 Medical clinics.
- .21 Medical offices.
- .22 Mini-group homes.
- .23 Museums.
- .24 Neighbourhood convenience stores.
- .25 Personal service stores.
- .26 Photographers' studios.
- .27 Private clubs.
- .28 Refreshment carts.
- .29 Restaurants: full service.
- .30 Retirement homes, within converted dwellings.
- .31 Semi-detached dwellings.
- .32 Single-detached dwellings.
- .33 Specialty retail stores.
- .34 Street townhouse dwellings, comprising a maximum of four attached dwelling units.
- .35 Triplex dwellings.
- .36 Veterinary Clinic.
- .37 Accessory uses, buildings, and structures.
- .38 Uses permitted in Section 6.1.

9.3.2.

Regulations

Any use, building, or structure in a C3 Zone shall be established in accordance with the following:

Amended by
Bylaw No.
34-93

.1 Single-Detached, Semi-Detached, Duplex, Triplex, fourplex, Converted and Street Townhouse Dwellings, Lodging Houses, and Retirement Homes

- .1 Lot Area (minimum)
 - .1 Single-detached dwelling 270.0m²
 - .2 Semi-detached, duplex, and triplex dwelling 230.0m²/unit
 - .3 Fourplex dwelling 185.0m²/unit
 - .4 Street townhouse 185.0m²/unit
 - .5 Converted dwelling 360.0m²
- .2 Lot Width (minimum)
 - .1 Single-detached and converted dwelling 9.0 m
 - .2 Semi-detached, duplex, and triplex dwelling 6.0 m/unit
 - .3 Fourplex and street townhouse dwelling 6.0 m/unit

Amended by
Bylaw No.
68-2011
63-2012

- .3 Lot Coverage (maximum)
 - .1 Street townhouse dwellings containing a maximum of three attached dwelling units on an individual lot 40%
 - .2 One street townhouse dwelling Unit on an individual lot 48%
 - .3 All other residential uses 40%
- .4 Building Height (maximum) 3 storeys
- .5 Front Yard (minimum) Established Front Building Line
- .6 Rear Yard (minimum) 7.5 m
- .7 Side Yard (minimum)
 - .1 Interior 0.6 m

	.2	Exterior	2.4 m
.8		Landscaped Open Space (minimum)	25%
.9		Gross Floor Area (minimum)	
	.1	Single-detached dwelling	70.0m ²
	.2	Semi-detached, duplex, triplex, fourplex, converted or street townhouse dwelling	55.0 m ² /unit
	.3	Lodging house or retirement home	20.0 m ² /bed
.10		Parking	
	.1	In accordance with Section 6.18.	
	.2	Parking shall not be located in a front yard.	
.11		The expansion of any building to be used for the purpose of a converted dwelling shall not exceed a total of:	
	.1	50% of the gross floor area of the building which existed at the date of passing of this Bylaw; or	
	.2	110.0m ² , whichever is the lesser.	
.2		All Other Permitted Uses Except as noted	
	.1	Lot Area (minimum)	360.0 m ²
	.2	Lot Width (minimum)	12.0 m
	.3	Lot Coverage (maximum)	40%
	.4	Building Height (maximum)	12.0 m
	.5	Front Yard (minimum)	Established Front Building Line
	.6	Rear Yard (minimum)	Nil
	.7	Side Yard (minimum)	0.6 m
	.8	Landscaped Open Space (minimum)	10%
	.9	Gross Floor Area (maximum)	

.1 225.0 m², or the existing gross floor area of the building, whichever is the greater.

.10 Parking

.1 In accordance with Section 6.18.

.2 Parking shall not be located in a front yard.

.11 Open Storage Prohibited

.12 Buffering in accordance with Section 6.10

Amended by
Bylaw No.
34-93

.3 Dwelling Units

.1 Dwelling units shall only be located in a building containing one or more permitted non-residential uses.

.2 The minimum gross floor area shall be 40.0 m² per unit.

.3 Parking shall be provided at 1.0 spaces/unit in addition to the required parking spaces for the non-residential uses.

.4 Day Nurseries

.1 In accordance with Section 6.8.

.5 Home Occupations

.1 In accordance with Section 6.17.

Amended by
Bylaw No.
149-97

.6 Refreshment Carts

.1 In accordance with Section 6.31.

.7 Mini-Group Homes, Group Homes, Group Residences, Crisis Residences, Group Correctional Homes, Group Correction Residences

.1 In Accordance with Section 6.15 and 9.3.2.

.8 Accessory Uses, Buildings, and Structures

.1 In accordance with Section 6.3.

.9 Uses Permitted in Section 6.1.

.1 In accordance with Section 6.1.

Amended by
Bylaw No.
100-2013

.10 Apartment Dwellings

.1 In accordance With Section 7.10.2.1

9.3.3. Exceptions

The following Zones apply to specific lands within a C3 Zone.

.1 Area bounded by Nelson Street, Clarence Street, Alfred Street, and Shallow Creek Park (C3-1)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-1 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 Existing industrial uses.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-1 Zone use any lot, or erect, alter or use any building or structure for the existing industrial uses, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2

That all the provisions of the C3 Zone in Section 9.3.2. 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.

.2 Grand River Avenue (C3-2)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-2 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 Existing industrial uses, including manufacturing uses, wholesale uses, warehouse uses, research uses, accessory general offices and accessory retail sales.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-2 Zone use any lot, or erect, alter or use any building or structure for the existing industrial uses, except in accordance with the following provisions:

- .1 In accordance with Section 10.2.2.

That all the provisions of the C3 Zone in Section 9.3.2. 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.
147-2016

.3 94-96 Grey Street (C3-3) (DELETED)

Amended by
Bylaws No.
25-91
147-2016

.4 Clarence Street, Sheridan Street, and CNR (C3-4) (DELETED)

Amended by
Bylaws No.
93-2002
113-2010

.5 90 Queen Street (C3-5)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-5 Zone may be used for all of the uses permitted in the C3 Zone, plus the following uses:

- .1 Artist's studio
- .2 Health club
- .3 Instructional/studio space directly related to a post secondary institution
- .4 Place of worship
- .5 Service or repair shop
- .6 Telecommunication services

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-5 Zone use any lot, or erect, alter or use any building or structure except in accordance with the following provisions:

- .1 Instructional/studio space directly related to a post secondary institution:
 - .1 Gross Floor Area (maximum) 1245.0 m²
 - .2 Parking (minimum) 1 space per 70.0 m² GFA

That all remaining provisions of the C3 Zone in Section 9.3.2. 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.
35-95

.6 341 Colborne Street (C3-6)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-6 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 An automobile sales establishment

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-6 Zone use any lot, or erect, alter or use any building or structure for an automobile sales establishment, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C3 Zone in Section 9.3.2. 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 98 George Street (C3-7)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-7 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 A private club.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-7 Zone use any lot, or erect, alter or use any building or structure for a private club, except in accordance with the following provisions:

- .1 In accordance with Section 9.8.2.

That all the provisions of the C3 Zone in Section 9.3.2. 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.

.8 104 West Street (C3-8)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-8 Zone may be used for all of the uses permitted in the C3 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-8 Zone use any lot, or erect, alter, or use any building or structure for a general office, except in accordance with the following provisions:

- .1 The lands shall conform to all regulations shown on Schedule B, Map C3-8.

That all the provisions of the C3 Zone in Section 9.3.2 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.
25-91

.9 316 - 318 Colborne Street (C3-9)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-9 Zone may be used for all of the uses permitted in the C3 Zone, plus the following use:

- .1 Six (6) apartment dwelling units (maximum).

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-9 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 C3-9.

That all the provisions of the C3 Zone in Section 9.3.2 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.
104-94

.10 344-348 Colborne Street and 83 Alfred Street (C3-10)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-10 Zone may be used for all of the uses permitted in the C3 Zone, plus the following uses:

- .1 Service and repair shops
- .2 Retail stores

That all the provisions of the C3 Zone in Section 9.3.2 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.
56-96

.11 200 Grand River Avenue (C3-11)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-11 Zone may be used for all of the uses permitted in the C3 Zone, plus the following uses:

- .1 Theatre
- .2 Artist studios
- .3 General offices
- .4 Restaurant - full service

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-11 Zone use any lot, or erect, alter or use any building or structure for the uses permitted in Section 9.3.3.11.1 to 9.3.3.11.4 inclusive, except in accordance with the following provisions:

- .1 Permitted Capacity (maximum)
 - .1 Theatre 150 persons
 - .2 Restaurant - full service 40 persons
- .2 For the purposes of this Bylaw, the definition of "shopping centre" in this Bylaw, shall not apply to this lot.

That all the provisions of the C3 Zone in Section 9.3.2 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.
7-98

.12 312/314 Colborne Street (C3-12)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-12 Zone may be used for all of the uses permitted in the C3 Zone plus the following:

- .1 Double duplex dwellings.

Notwithstanding any provision of this Bylaw to the contrary, no person

shall within any C3-12 Zone use any lot, or erect, alter or use any building or structure for double duplex dwellings, except in accordance with the following provisions:

- .1 Lot Width (minimum) 10.8m
- .2 Lot Area (minimum) 437.0m²
- .3 Lot Coverage (maximum) 40.0%
- .4 Building Height (maximum) 3 storeys
- .5 Front Yard (minimum) Established Front Building Line
- .6 Rear Yard (minimum) 7.5m
- .7 Interior Side Yard (minimum) NIL
- .8 Landscaped Open Space (minimum) NIL
- .9 Gross Floor Area (minimum) 55.0m²/unit
- .10 Parking
 - .1 In accordance with Section 6.18
 - .2 Parking shall not be located in a front yard

That all the provisions of the C3 Zone in Section 9.3.2 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.
200-99

.13 330 Grand River Avenue (C3-13)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-13 Zone may only be used for the following use:

- .1 Single detached dwellings.

That all the provisions of the C3 Zone in Section 9.3.2 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.
65-2000

.14 112 West Street (C3-14)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-14 Zone may only be used for the following uses:

- .1 Single detached dwellings
- .2 Converted dwellings
- .3 General offices

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-14 Zone use any lot, or erect, alter or use any building or structure, except in accordance with the following:

- .1 Notwithstanding Section 6.18.7.7 of this Bylaw, any general office located in the C3-14 Zone shall be exempt from providing a designated parking space for persons with disabilities.
- .2 Notwithstanding Section 6.18.4 of this Bylaw, a maximum of two tandem off-street parking spaces are permitted in the existing driveway.

That all the provisions of the C3 Zone in Section 9.3.2 to this Bylaw, and all other provisions to the Bylaw, as amended, that are consistent with the provisions herein contained, shall continue to apply mutatis mutandis.

Amended by
Bylaw No.
56-2005

.15 Northwest Corner of Nelson Street and Charlotte Street (C3-15)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-15 Zone may be used for all of the uses permitted in the C3 Zone.

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-15 Zone use any lot, or erect, alter or use any building or structure for a general office, except in accordance with the following provisions:

- .1 Gross Floor Area (maximum) 2,882.0m²
- .2 Building Height (maximum) 13.8m
- .3 Section 9.3.2.2.10.2 shall not apply.
- .4 Notwithstanding Section 6.18.7.8, Table 6.1, a general office shall provide a minimum off-street parking requirement of one space/31.0m².

- .5 Notwithstanding Section 2.7.9, any floor area used exclusively for a central file storage area located in the basement of a building occupied by a general office shall not be included in the gross floor area of the building for the purposes of calculating the minimum off-street parking requirement.
- .6 For the purposes of this Bylaw, the front lot line shall be deemed to be along Nelson Street.

That all the provisions of the C3 Zone in Section 9.3.2 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.
94-2012

.16 104 Marlborough Street (C3-16)

Notwithstanding any provision of this Bylaw to the contrary, any lot within any C3-16 Zone may be used for all of the uses permitted in the C3-4 zone, plus the following use:

- .1 Block townhouse dwelling

Notwithstanding any provision of this Bylaw to the contrary, no person shall within any C3-16 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 Block Townhouse Dwelling
 - .1 Number of Dwelling Units 4 units
 - .2 Lot Area (minimum) 735.0 m²/unit
 - .3 Lot Width (minimum) 7.0 metres
 - .4 Interior side yard 0.91 metres
 - .5 Rear yard 0.79 metres
 - .6 Landscaped open space 19%
 - .7 Parking (minimum) 5 spaces
 - .8 The required parking spaces may be located in the required front yard

That all the provisions of the C3-4 Zone in Section 9.3.3.4 and the C3 Zone in Section 9.3.2 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.
147-2016

.17 94-96 Grey Street (C3-17)

- .1 Notwithstanding any provisions of this By-law to the contrary, any lot within the C3-17 Zone may be used for all of the uses permitted in the C3 Zone, including the following use:
 1. Supermarket
- .2 That for a use identified in subsection .1 that the following regulations shall apply:
 1. Gross Floor Area (maximum) 2,410 m²
 2. Parking spaces (minimum) 1 per 30 m² GFA.
- .3 All provisions of the C3 Zone in Section 9.3.2. of this By-law, and any other provisions of this By-law, as amended shall continue to apply mutatis mutandis.