



Section 17 Cotton Mills District (CMD) Zone

17 Cotton Mills District (CMD) Zone

The Cotton Mills District (CMD) Zone implements the Business District policies of the Official Plan and is intended to support a mixed residential and business district, with an emphasis on higher-density development. The CMD Zone generally permits retail and personal services.

All structures and buildings erected, altered or used in a CMD Zone shall comply with the regulations of this Section, as well as any other applicable provisions in this By-law.

17.1 Permitted Uses

No building or part thereof and no land shall be used, caused to be used, or be permitted to be used for purposes other than:

17.1.1 Non-Residential Uses

- Animal hospital
- Arcade
- Art gallery
- Artist studio
- Bar
- Brewpub
- Catering establishment
- Cinema
- Commercial school
- Community centre
- Day care centre
- Financial institution
- Hospice
- Hospital
- Hotel
- Institutional uses
- Medical facility
- Office
- Parking garage
- Parking lot
- Personal service establishment
- Pharmacy
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- Restaurant
- Retail food store
- Retail store
- School
- Small-scale brewery
- Theatre
- Wholesale establishment

17.1.2 Residential Uses

- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex

17.2 Zone Standards

17.2.1 Non-Residential Uses

The following standards shall apply to non-residential buildings and uses:

Provision	Requirement for Non-Residential Uses
a) Minimum Lot Area	No requirement
b) Minimum Lot Frontage	No requirement
c) Minimum Front Yard	6 m
d) Minimum Interior Side Yard	0 m
e) Minimum Exterior Side Yard	6 m
f) Minimum Rear Yard	6 m
g) Maximum Building Height	30 m, subject to the provisions of the Angular Planes Section

17.2.2 Residential Uses

The following standards shall apply to residential buildings and uses:



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Provision	Requirement for Residential Uses				
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
a) Minimum Lot Area	185 m ² per dwelling unit	185 m ² per dwelling unit	700 m ²	700 m ²	930 m ²
b) Minimum Lot Frontage					
i. Interior lot	20.5 m, plus an additional 4.8 m per unit in excess of 3	33.5 m	22.5 m	22.5 m	30 m
ii. Corner lot	20.5 m, plus an additional 10.5 m per unit	33.5 m	30 m	30 m	30 m
c) Minimum Landscaped Area	30%	30%	30% - See additional provisions	30% - See additional provisions	30% - See additional provisions
d) Minimum Front Yard	6 m	6 m	6 m	6 m	6 m
e) Minimum Interior Side Yard	2.4 m plus 0.6 m for each additional or partial storey above the first	2.4 m plus 0.6 m for each additional or partial storey above the first	4.5 m on one side and 3 m on the other side	4.5 m on one side and 3 m on the other side	4.5 m

Provision	Requirement for Residential Uses				
	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)	Triplex dwelling	Quadruplex dwelling	Apartment Dwelling
	(applicable to end units only)	(applicable to end units only)			
f) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m	6 m
g) Minimum Rear Yard	8 m	6 m	8 m	8 m	8 m
h) Maximum Lot Occupancy (all main buildings)	35%	35%	35%	35%	35%
i) Maximum Building Height	13.7 m or 4 storeys	13.7 m or 4 storeys	13.7 m or 4 storeys	13.7 m or 4 storeys	30 m, subject to the provisions of the Angular Planes Section

17.2.3 Combined Residential and Non-Residential Uses

The following standards shall apply where residential and non-residential uses are combined within the same building:

Provision	Requirement	
a) Minimum Front Yard	6 m	
b) Minimum Interior Side Yard	i. Where a rear yard is not accessible from a street or public lane	4 m



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Provision	Requirement	
	ii. Where a rear yard is accessible from a street or public lane	0 m
c) Minimum Exterior Side Yard	6 m	
d) Minimum Rear Yard	8 m	
e) Maximum Building Height	30 m, subject to the provisions of the Angular Planes Section	

17.3 Additional Provisions

17.3.1 Ground-floor Uses in Combined Residential and Non-Residential Buildings

Where residential and non-residential uses are combined within the same building, no residential uses shall be located on the ground floor.

17.3.2 Expansion of Existing Manufacturing Uses

No existing manufacturing uses located within an existing building in this Zone shall be permitted to expand beyond the existing building.

17.3.3 Building Conversions

Where a building is converted from a non-residential use to a residential use, such building shall not be subject to the lot occupancy, open space, or maximum floor area provisions of this Zone if such building existed as of the date of passing this By-law.

17.3.4 Outdoor Storage

Outdoor storage of materials or equipment shall be permitted in this Zone only for manufacturing uses which existed on the date of the passing of this By-law.

- a) Such outdoor storage shall be located only in a side yard or rear yard, provided it is screened from abutting streets.

17.3.5 Special Parking Requirements

Notwithstanding any other provision of this By-law, the following special parking requirements apply in this Zone.

- a) For residential uses, one (1) parking space shall be provided per dwelling unit.
- b) For commercial uses, one (1) parking space shall be provided for every 55 m² of gross leasable floor area.

17.3.6 Material of New Building and Structures

Notwithstanding any other provisions of this By-law, the predominant façade material for new buildings and structures shall be red brick of a similar nature to the Historic Cotton Mills. Variation from such material(s) shall require the approval of the City's Site Plan Review Committee and would not require a minor variance or zoning by-law amendment, provided this approval is obtained.

17.3.7 Manufacture and Sale of Products

A retail store may include manufacturing of products sold on the premises, provided that the space devoted to such manufacturing does not exceed 50% of the total floor area.

17.3.8 Parking Requirements for Home Occupations

Notwithstanding any other provision of this By-law, parking requirements for home occupations shall be waived in this Zone where dwelling units have approved access to dedicated common visitor parking in the overall Cotton Mill Complex.

17.3.9 Linear Rowhouse Dwellings

1. The minimum side yard setback for additions erected after a severance along an existing common property line between rowhouse units shall be 1.5 m.
2. Open decks may be situated to the common property line between rowhouse units. In the case where no severance line exists (i.e. cluster development or linear development under one ownership), these standards shall continue to apply.



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17.3.10 Requirements for Cluster Rowhouse Dwellings

1. The minimum width of each dwelling unit shall be 4.5 m.
2. The maximum number of dwelling units is 70.
3. A private outdoor area per unit shall be provided.

17.3.11 Landscaping Requirements for Cluster Rowhouse Dwellings, Triplex Dwellings, Quadruplex Dwellings, and Apartment Dwellings

1. No less than 30% of the lot area must be landscaped area, which shall include planting, playgrounds, and surfaced walks or terraces for the exclusive use of pedestrians but shall exclude any space beneath or within any building.
2. Not more than 50% of the landscaped area shall be hard landscaping.
3. Grass strips or paving less than 1.5 m in width shall not be included in determining the landscaped area.
4. For the purposes of determining the required amount of landscaped area where two or more apartment dwellings are located on a single parcel of land, the following shall apply:
 - a) Each building shall be assigned a portion of the total lot area; and
 - b) Each portion shall be deemed to be a lot for the purposes of this Section.

17.4 Exception Zones

17.4.1 CMD-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CMD	CMD-1	097/16
Property Location: 5, 540, 570 and 580 Harbour Road (legally described as Part of Lot 7, Concession 1, as shown on Reference Plan 52R-3083)		
Uses		

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
CMD	CMD-1	097/16
<p>i. The following uses shall not be permitted:</p> <ul style="list-style-type: none"> a) Storage garage; b) Dormant (occasional) storage; c) Storage/distribution of related goods. <p>ii. Uses permitted in the Open Space (OSP) Zone and Open Space Commercial (OSP C) Zone shall be permitted, and the respective Zone standards for the said uses in the Zone shall apply.</p>		
Standards		
<p>iii. Utilize applicable landscape areas (as per By-law standards) and separation between multiple buildings on a lot to establish waterfront view corridor protection from Harbour Road and Edward Street, for example, and associated public access and connectivity to and along the waterfront. Appropriate orientation/siting and spacing of such development shall also be reviewed at time of required Site Plan Control approval.</p> <p>iv. Multiple buildings shall be permitted on these lands. Where two or more buildings are to be erected on one parcel of land, each building shall be assigned a portion of the land of the total parcel. For the purpose of this By-Law, each portion shall be deemed to be a lot. The buildings on these lots shall comply with the applicable standards as identified in this By-law.</p> <p>v. For all Commercial / Non-Residential Uses / Mixed Uses (excluding OSP, OSP C, and full residential uses), the following standards shall apply:</p> <ul style="list-style-type: none"> a) Minimum front yard setback: 6 m b) Minimum side yard setback: Half of the building height, but not less than 3 m c) Minimum rear yard setback: 8 m d) Maximum building height: 13.7 m (45 ft), but in no case exceeding 4 storeys, as determined by the City's Chief Building Official (CBO). e) Maximum lot occupancy: 30% f) Minimum landscape area: 30% of the total lot area <p>vi. For full Residential Uses, only the following standards shall apply:</p> <ul style="list-style-type: none"> a) Full residential uses shall be subject to the Residential 40 (RES 40) Zone standards. 		



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