



29 Special Uses (SPU) Zone

The Special Uses (SPU) Zone implements the policies of the Urban Residential designation in the Official Plan. This Zone is intended to support the establishment of limited office and institutional uses in transitional or conversion areas on older arterial streets in the central area. Permitted uses generally include offices, places of assembly or recreation, and higher-density residential uses.

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

29.1 Permitted Uses

1. 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:

- Art gallery
- Commercial school
- Community centre
- Day care centre
- Dwelling, apartment
- Dwelling, quadruplex
- Dwelling, rowhouse
- Dwelling, triplex
- Funeral home
- Hospice
- Hospital
- Library
- Long-term care facility
- Medical facility
- Museum
- Office
- Place of assembly or recreation
- Place of worship
- Post-secondary school
- School
- Trade and technical school

2. The following uses are also permitted, subject to additional provisions:

a) Existing single detached dwellings, semi-detached dwellings, and duplex dwellings, which may be used in part for professional or business offices.

b) The following uses are permitted within a permitted multi-storey office building and shall not exceed 4% of the total gross floor area:

- Personal service establishment
- Pharmacy
- Retail store

- c) Service commercial uses shall be permitted on the ground floor of an apartment dwelling with 30 or more dwelling units, and shall be limited to a personal service establishment, pharmacy, or retail store. There shall be no exterior advertising and no direct access to the service commercial uses from the street. The total floor area of service commercial uses shall not exceed 40% of the ground floor area of the apartment dwelling.

In a development project which comprises two or more apartment dwellings, service commercial uses may be concentrated in one building, provided that the total floor area of such uses does not exceed 40% of the ground floor area of all buildings in the project.

29.2 Zone Standards

Provision	Requirement			
	Single-storey Buildings	Multi-storey Buildings	Rowhouse dwelling (linear)	Rowhouse dwelling (cluster)
a) Minimum Front Yard	6 m	6 m	6 m	6 m
b) Minimum Interior Side Yard	3 m on one side and 1.5 m on the other side	4.5 m	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)	2.4 m plus 0.6 m for each additional or partial storey above the first (applicable to end units only)
c) Minimum Exterior Side Yard	6 m	6 m	6 m	6 m
d) Minimum Rear Yard	10.5 m	7.5 m	8 m	6 m
e) Maximum Lot Occupancy	30%	40%	35%	35%
f) Maximum building height	10 m	5 storeys up to a maximum of 20 m, subject to the provisions of the Angular Planes Section	10 m	10 m



29.3 Additional Provisions

29.3.1 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.

29.3.2 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.

29.3.3 Landscaping Requirements for Non-Residential Uses

1. No less than 20% 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.

29.3.4 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 sub-section.

29.3.5 Reduced Rear Yard Requirements

Where a lot containing a single-storey building is less than 30 m deep, the required rear yard may be reduced and shall equal one half of the total lot depth.

29.4 Exception Zones

29.4.1 SPU-1

Zoning By-law Section	Exception No. / Zoning Map Reference	By-law No.
SPU	SPU-1	N/A
Property Location: Marlborough Street (south of Montreal Road to Race Street) and Water Street East (from Adolphus Street to Marlborough Street)		
Uses		
i. Low density residential uses shall be permitted, including single detached dwellings, semi-detached dwellings, and duplex dwellings, in accordance with the Zone standards and applicable provisions in the RES 20 Zone.		