

SECTION 32

COMMUNITY FACILITY (CF) ZONE

32.1 GENERAL PURPOSE OF THE CF ZONE

This Zone provides for and regulates institutional type uses which provide a city-wide or community service function. The Community Facility Zone includes uses which are more intense than those included in the Neighbourhood Facility (NF) Zone and which may impact adjacent land uses.

32.2 PERMITTED USES

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any CF Zone variation for any use other than the following uses:

1) CF1

The following are permitted uses in the CF1 Zone variation:

- a) Places of Worship;
- b) Public Swimming Pools;
- c) Day care centres;
- d) Elementary schools;
- e) Group Home Type 2;
- f) Libraries;
- g) Post office depots;
- h) Private schools;
- i) Secondary schools;
- j) Police stations. (O.M.B. File #R 910387 - Appeal #9006-2 June 4, 1993)

2) CF2

The following are permitted uses in the CF2 Zone variation:

- a) Public recreational buildings;
- b) Public swimming pools;
- c) Studios.
- d) Any use permitted in the CF1 Zone variation

3) CF3

The following are permitted uses in the CF3 Zone variation:

- a) Clinics, in association with other permitted uses;
- b) Continuum-of-care facilities, for seniors;
- c) Hostels;
- d) Medical/dental offices, in association with other permitted uses;
- e) Nursing homes;
- f) Personal service establishments, associated with the main permitted use;
- g) Rest homes;
- h) Retirement lodges.

4) CF4

The following are permitted uses in the CF4 Zone variation:

- a) Cemeteries;
- b) Funeral homes.

5) CF5

The following are permitted uses in the CF5 Zone variation:

- a) Group Home Type 2.

6) CF6

The following are permitted uses in the CF6 Zone variation:

- a) Supervised residence.

32.3 REGULATIONS

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any CF Zone variation except in conformity with the regulations as set out below and in Table 32.3.

GROSS FLOOR AREA (MAXIMUM)

- a) Personal service establishment
- | | | |
|-----|---------------|-------------------------------------|
| i) | Per use | 100 m ² (1,076.4 sq.ft.) |
| ii) | Total maximum | 500 m ² (5,382.0 sq.ft.) |

32.4 SPECIAL PROVISIONS

The following zone variations apply to unique or existing situations and are not the standard CF Zones variations. If a regulation or use is not specified, the list of permitted uses and/or the regulations of Section 32.2 and/or regulations on Table 32.3 shall apply.

a) CF1 Zone Variation

CF1(1)

- a) Regulations
- | | | |
|------|---|--|
| i) | Front, rear, exterior (Minimum): | 0.0 metres side and side yard depths from King, York, William and Maitland Streets |
| ii) | Lot Coverage (Maximum) | 80% |
| iii) | Landscaped Open Space (Minimum) (Z.-1-95330 and Z.-1-95367) | 10% |

CF1(2)

- a) Permitted Uses
- | | |
|-----|--------------------|
| i) | Elementary schools |
| ii) | Secondary schools |
- b) Regulation
- | | | |
|----|-------------------------------------|---------------------|
| i) | Lot Frontage (Minimum) (Z.-1-96410) | 11 metres (36 feet) |
|----|-------------------------------------|---------------------|

CF1(3)

- c) Regulations
- | | | |
|-----|--|--|
| i) | Setback from a (Minimum) | 30.0 metres (98.4 feet) Railway Right-of-Way |
| ii) | Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building. (Z.-1-99734) | |

CF1(4)

- a) Additional Permitted Use:
 - i) Emergency Services Depot.
(Z.-1-00785)

CF1(5)

- b) Additional Permitted Uses:
 - i) Personal service establishment;
 - ii) Medical/dental office.
- c) Regulations:
 - i) Gross Floor Area (Maximum)
(Z.-1-021056) 500 square metres
(5,382 square feet)

CF1(6)

- d) Permitted Uses:
 - i) Community centres;
 - ii) Day care centres;
 - iii) Elementary schools;
 - iv) Libraries;
 - v) Private schools;
 - vi) Secondary schools.
(Z.-1-031142)

CF1(7)

- e) Permitted Uses:
 - i) Places of Worship;
 - ii) Community centres;
 - iii) Day care centres;
 - iv) Elementary schools;
 - v) Libraries;
 - vi) Post office depots;
 - vii) Private schools;
 - viii) Secondary schools;
 - iv) Police stations.
(Z.-1-051408)

CF1(8)

- a) Regulations:
 - i) Lot Frontage (Minimum) 25.0 metres
(82 feet)
 - ii) North Exterior Side Yard (Minimum) 1.0 metres
(3.9 feet)
 - iii) Landscaped Open Space (Minimum) 6 %
 - iv) Lot Coverage (Maximum) 54 %
 - v) Height (Maximum) 18.0 metres
(59 feet)

- vi) Minimum Setback of Parking Areas from all Road Allowances 0.0 meters (0.0 feet)
- vii) Required Parking Spaces (Minimum) 1 space per 56m² (602 ft²) of floor area.
- viii) Minimum Setback of Parking Structures from all Lot Lines (Z.-1-071592) 0.0 meters (0.0 feet)

CF1(19)

(a) Permitted Uses

- i) Places of Worship
- ii) Community Centres
- iii) Libraries (Z.-1-162444)

CF1(20) 440 Clarke Road

a) Regulation[s]:

- i) The lot line which abuts an arterial street shall be interpreted as the front lot line regardless of whether or not it is the longer lot line. (Z.-1-192730)

b) CF2 Zone Variation

CF2(1) Gloucestershire Hall; south of Oxford Street, east of Elizabeth Street and west of Sterling Street

a) Additional Permitted Uses

- i) Community centres;
- ii) Day care centres;
- iii) Convenience Stores;
- iv) Eat-in restaurants.

b) Regulations

- i) Gross Floor Area (Maximum) Convenience stores 150.0 square metres (1,614.5 square feet)
Restaurants, eat in 300.0 m² (3,229.2 sq. ft.) (Z.-1-95360)

CF2(2) Part of 3080 Bostwick Road and 491 and 499 Southdale Road West

a) Permitted Uses

- i) Assembly halls associated with the main permitted uses;
- ii) Community centres;
- iii) Day care centres;
- iv) Libraries;
- v) Personal service establishments associated with the main permitted uses;

- vi) Public recreational buildings;
- vii) Public swimming pools;
- viii) Restaurants associated with the main permitted uses, excluding a drive-through facility;
- ix) Retail stores associated with the main permitted uses;
- x) Studios.

b) Regulations

- | | | |
|------|---|---|
| i) | Gross Floor Area Retail Store (max) | 150 m ² per use |
| ii) | Gross Floor Area Restaurant (max) | 300 m ² per use |
| iii) | Gross Floor Area Personal Service Establishment (max) | 100 m ² per use |
| iv) | Total Gross Floor Area for all Restaurant and Service Establishments the(Maximum) | The lesser of 600 Retail, m ² , or 5% of the Personal Gross Floor Area of buildings on the lands in in the CF2(2) Zone (Z.-1-142347) |

c) CF3 Zone Variation

CF3(1)

a) Regulations

- | | | |
|-----|---|-----------------------|
| i) | Setback from a Railway Right-of-Way | 30.0 metres (98 feet) |
| ii) | Setback from a Railway Right-of-Way means the shortest horizontal distance between the nearest boundary of a railway right-of-way and the nearest part of any residential building.
(Z.-1-99734) | |

CF3(2)

a) Permitted Uses:

- i) Apartment buildings in existing buildings;
- ii) Hotels in existing buildings;
- iii) Offices and medical/dental offices in existing buildings;
- iv) Laboratories in existing buildings;
- v) Continuum-of-care facilities in existing buildings;
- vi) Clinics in existing buildings;
- vii) Retirement lodges in existing buildings;
- viii) Nursing homes in existing buildings;
- ix) Rest homes in existing buildings;
- xi) Day care centres in existing buildings;
- xii) Emergency care establishments in existing buildings;
- xiii) Adult secondary schools in existing buildings;
- xiv) Places of Worship in existing buildings;
- xv) Commercial schools in existing buildings;
- xvi) Elementary schools in existing buildings;
- xvii) Hospitals in existing buildings;
- xviii) Libraries in existing buildings;
- xix) Private schools in existing buildings;
- xx) Secondary schools in existing buildings;
- xxi) Recreational buildings in existing buildings;

- xxii) Convenience stores in existing buildings;
- xxiii) Eat-in restaurants in existing buildings;
- xxiv) Financial institutions in existing buildings;
- xxv) Florist shops in existing buildings;
- xxvi) Gift shops in existing buildings;
- xxvii) Personal service establishments in existing buildings;
- xxviii) Pharmacies in existing buildings;
- xxix) Post offices in existing buildings;
- xxx) Community colleges in existing buildings;
- xxxi) Group home type 2 in existing buildings;
- xxxii) Institutional uses in existing buildings;
- xxxiii) Supervised residences in existing buildings;
- xxxiv) Universities in existing buildings.

b) Regulations:

- i) Total Gross Floor Area (Maximum)
 - Offices and Medical/Dental offices - 5000.0 square metres (53,821.3 sq. ft)
 - Commercial uses, excluding offices and medical/dental offices - 3000.0 square metres (32,292.8 sq. ft.)
 - 1500.0 square metres (16,146.4 sq. ft) individual uses.
(Z.-1-051414)

CF3(3)

a) Permitted Uses

- i) retirement home in existing buildings for retired clergy;
- ii) private chapel in existing buildings for residing clergy;
- iii) retreat centre with administrative offices in existing buildings.

b) Regulation

- i) Maximum size (Z.-1-081777) 8 beds

d) **CF4 Zone Variation**

e) **CF5 Zone Variation**

f) **CF6 Zone Variation**

TABLE 32.3

COMMUNITY FACILITY (CF) ZONE

REGULATIONS FOR CF ZONE VARIATIONS

Column	A	B	C	D	E	F	G
Line 1	Zone Variations	CF1	CF2	CF3	CF4	CF5	CF6
2	Permitted Uses	See Section 32.2(1)	See Section 32.2(2)	See Section 32.2(3)	See Section 32.2(4)	See Section 32.2(5)	See Section 32.2(6)
3	Lot Area (M ²) Minimum	1,200					
4	Lot Frontage (M) Minimum	30.0					
5	Front And Exterior Side Yard Depth (M) Minimum	Local Street	6.0				
6		Arterial	8.0				
7		Primary Collector	7.0				
8		Secondary Collector	6.0				
9	Rear And Interior Side Yard Depth (M) Minimum	Abutting A Residential Zone	10.0				
10		Abutting A Non-Residential Zone	6.0				
11	Landscaped Open Space (%) Minimum	25					
12	Lot Coverage (%) Maximum	30	40	30	30	30	30
13	Height (M) Maximum	12.0	15.0				
14	Gross Floor Area For Non-Community Facility Use (M ²) Maximum	N/A	N/A	See Section 32.3(1)	N/A	N/A	N/A