

# Office Consolidation

## CITY OF TORONTO - Zoning By-law

### BY-LAW NO. 569-2013

ORIGINALLY ENACTED BY CITY COUNCIL May 9, 2013

Last updated: July 31, 2024, with City-wide Amendments to April 30, 2026

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OLT/LPAT/OMB File: OLT-22-002465 / PL130592

This office consolidation includes all Ontario Land Tribunal / Local Planning Appeal Tribunal / Ontario Municipal Board (OLT/LPAT/OMB) decisions issued up to the date of consolidation.

#### Explanatory Note:

The portions of this By-law that are highlighted bright yellow were originally enacted by City Council May 9, 2013 and are under appeal to the OLT/LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded dark yellow identify amendments enacted by City Council after May 9, 2013 which are under appeal to the OLT/LPAT/OMB and are not in full force and effect.

The portions of this By-law that are shaded blue identify amendments enacted by City Council after May 9, 2013 which are not in full force and effect.

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#### **LAST UPDATED:**

July 31, 2024, with City-wide Amendments to April 30, 2026

**Volume 2 of 4** (Chapter 900: 900.1 to 900.8)

**The following zoning by-law amendments have been enacted by City Council or the OLT/LPAT/OMB as of July 31, 2024, but are not yet incorporated into the office consolidation of By-law 569-2013:**

**113-2015(OMB)** – 170 North Queen Street

**1043-2015** – 270-288 Church Street, 101-105 Bond Street and 111 Bond Street

**1356-2015** – 151-177 Roehampton Avenue and 140-144 Redpath Avenue

**1358-2015** – 33 King Street, 22 John Street and 2 Elsmere Avenue

**225-2016** – 12-18 Marquette Avenue and 7 Carhartt Street

**292-2016** – 1030 and 1040 Islington Avenue

**758-2016** – 11 and 33 Centre Avenue and 80 Chestnut Street

**831-2017** – 15, 17, 19 and 21 Greenbriar Road

**1268-2017** – Amendment to By-law 831-2017 noted above

**1296-2018** – 721 Eastern Ave

**269-2019** – 125, 129 and 131 O'Connor Drive and 1119 and 1121 Pape Avenue

**1011-2020(LPAT)** – 250 Lawrence Avenue West and 219 Glengarry Avenue

**906-2022** – 72 Perth Avenue

**1009-2022** – 25 Sewells Road and 182 to 250 Brenyon Way

**1279-2022(OLT)** – 214 Soudan Avenue (including 214-226 Soudan Avenue and 19-21 Brownlow Avenue)

**771-2023** – 125 The Esplanade

**775-2023** – 3355, 3357 and 3365 Kingston Road and 34 Annis Road

**780-2023** – 750 Huntingwood Drive

**791-2023(OLT)** – 26, 30-36 and 38 Burnhamthorpe Road and 45-49 Burnhamthorpe Crescent

**1122-2023** – 3379-3385 Lawrence Avenue East

**1164-2023** – 214-224 Merton Street

**1255-2023** – 759-763 Queen Street East

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## Chapter 900 Site Specific Exceptions

### 900.1 General

#### 900.1.10 Interpretation

(1) Contents of Chapter 900 Site Specific Exceptions

Chapter 900 Site Specific Exceptions are provisions pertaining to lands, or a portion thereof that have an exception number shown as an "x" with a numeral in the zone label on the Zoning By-law Map. The chapter 900 site specific exceptions are read as follows:

(A) Chapter 900 Site Specific Exceptions consist of one or more of the following:

- (i) Site Specific Provisions;
- (ii) a Prevailing By-law or By-laws; or
- (iii) a Prevailing Section or Sections.

(B) "Site Specific Provisions" are the provisions set out in text in Sections 900.2 to 900.50 inclusive which pertain to the property and which are identified as "Site Specific Provisions" in those Sections. A "Prevailing By-law" or a "Prevailing Section" is not a Site Specific Provision.

(C) "Prevailing By-laws" are the by-laws, as amended, listed in Sections 900.2 to 900.50 inclusive and identified as such in those Sections.

(D) "Prevailing Sections" are the sections, as amended, of the **Former General Zoning By-laws** listed in Sections 900.2 to 900.50 inclusive and identified as such in those Sections.

(2) Effect of a Chapter 900 Site Specific Exception

If there is a Chapter 900 Site Specific Exception, all of the regulations of this By-law, including the Chapter 900 Site Specific Exception, apply.

(3) Effect of a Site Specific Provision in Chapter 900 Site Specific Exceptions

The regulations of a Site Specific Provision in Chapter 900 Site Specific Exceptions govern over any inconsistent regulations in Chapters 5 to 800 inclusive of this By-law.

(4) Effect of a Prevailing By-law or Prevailing Section listed in Chapter 900 Site Specific Exceptions

The effect of a Prevailing By-law or Prevailing Section listed in Chapter 900 Site Specific Exceptions is as follows:

(A) Despite regulation 900.1.10(2), none of the regulations of Chapters 5 to 800 inclusive of this By-law that are inconsistent with the regulations of a Prevailing By-law or Prevailing Section apply to prevent:

- (i) the erection or use of a **building** or **structure** or any permitted addition or enlargement; or
- (ii) the use of land, in compliance with the provisions of a Prevailing By-law or a Prevailing Section, provided all the specific requirements of the Prevailing By-law or Prevailing Section are complied with.

(B) All applicable regulations of this By-law apply to:

- (i) any new **buildings** or **structures** and additions or enlargements; and
- (ii) any use of land, not permitted by the Prevailing By-law or Prevailing Section.

(C) Where this By-law applies to lands pursuant to regulation 1.5.7(1):

- (i) the provisions and the definitions of the **Former General Zoning By-laws** continue to apply only to the extent necessary to interpret and support the Prevailing By-laws or Prevailing Sections;
- (ii) the provisions of the **Former General Zoning By-laws** do not have priority over this By-law, except to the extent needed in sub-section (i); and
- (iii) despite any language in a Prevailing By-law or a Prevailing Section which indicates that the provisions of the **Former General Zoning By-laws** otherwise continue to apply, the application of the **Former General Zoning By-laws** is limited by sub-sections (i) and (ii). [ By-law: 559-2014 (OMB PL130592) ]



## 900.2 R - Zone

### 900.2.1 General

(1) R Zone Exceptions

The regulations located in Article 900.2.10 apply only to the exceptions subject to the R zone and identified with the corresponding exception number.

### 900.2.10 Exceptions for R Zone

(2) Exception R 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 325 of former City of Toronto By-law 438-86; and
- (B) City of Toronto by-law 191-2001(OMB).

(3) Exception R 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 363 of former City of Toronto By-law 438-86.

(4) Exception R 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86; and
- (B) on 310 to 320 Gerrard Street East, former City of Toronto By-law 664-1991. [ By-law: 1353-2015 ]

(5) Exception R 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:

- (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
- (ii) the minimum **side yard setback** for a **duplex** or for the exterior of two attached **duplex residential buildings** is 3.0 metres; and [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.]

- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(6) Exception R 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 622 and 646 Kingston Road, if the requirements of By-law No. 770-2015 are complied with, none of the provisions of 5.10.1.30(3), 5.1.40.1(3), 5.10.40.70(6), 5.10.40.80(1), 10.5.40.10, 10.5.40.60, 10.5.80.10(1), 10.5.80.40(1), 10.5.100.1(5), 10.10.40.10, 10.10.40.30(1)(B), 10.10.40.40(1), 10.10.40.50(1), 10.10.40.70, 10.10.40.80(1)(C), 10.5.50.10, 200.5.10.1(1) 200.5.10.10, 200.15.1.5(1), 220.5.1(2), 220.5.10.1(2), 230.5.1.10(9)(B), apply to prevent the erection or use of an **apartment building** if the **building** or **structure** complies with (B) to (L) below. [ By-law: 1774-2019 ]
- (B) The only uses permitted in the hatched area shown on Diagram 3 of By-law No. 770-2015, are flood or erosion control, storm water management and conservation works.
- (C) The total **gross floor area** of the **building** must not exceed a maximum of 5,610 square metres.
- (D) The maximum permitted number of **dwelling units** on the **lot** is fifty-eight (58).
- (E) The height of any **building** or **structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter "H" as shown on Diagram 4 of By-law No. 770-2015, measured from the Canadian Geodetic Datum elevation of 123.5 metres.
- (F) Despite (E) above, parapets, lighting fixtures, fences, safety railings, stairs, stair enclosures, terraces, landscape planters, trellises or privacy screens are permitted to project beyond the height permitted provided the height of the fence, safety railing or privacy fence does not exceed 2.0 metres beyond the height shown on Diagram 4 of By-law 770-2015. [ By-law: 1774-2019 ]
- (G) No portion of any **building** or **structure** to be erected or used on the **lot** can extend beyond the lines delineated by the heavy lines on Diagram 4 of By-law No. 770-2015.
- (H) Despite (G) above, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings, awnings, canopies and other minor architectural projections are permitted to project no more than 0.45 metres, beyond the heavy lines on Diagram 4 of By-law 770-2015. [ By-law: 1774-2019 ]
- (I) Despite (G) above, balconies are permitted to project not more than 1.8 metres beyond the heavy lines on Diagram 4 of By-law 770-2015 on the north, south, and east elevations of the **building** but shall not project beyond the **lot lines** on Diagram 1 of By-law 770-2015. [ By-law: 1774-2019 ]
- (J) A minimum of 0.5 **parking spaces** for each bachelor or one-bedroom **dwelling unit**, a minimum of 0.7 **parking spaces** for each **dwelling unit** containing two-bedrooms, and a minimum of 1.1 **parking spaces** for each **dwelling unit** containing three-bedrooms must be provided in a **parking garage** on the **lot**.
- (K) A minimum of 15 visitor **parking spaces** will be provided at the **mixed use building** known municipally in the year 2014 as 663 and 691 Kingston Road, and available for mutual use by the **apartment building** known municipally in the year 2014 as 622 and 646 Kingston Road and the **mixed use building** known municipally in the year 2014 as 663 and 691 Kingston Road.
- (L) A minimum of 36 square metres of indoor residential **amenity space** must be provided on the **lot** and be available for mutual use with the **mixed use building** known municipally in the year 2014 as 663 and 691 Kingston Road.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 770-2015 ]

(7) Exception R 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The following uses are permitted if they comply with the specific conditions set out for each use below:  
**Nursing Home;**  
**Retirement Home;** and  
**Religious Residence;** and
- (B) A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the **building** and not be combined with any other permitted use, and must:
  - (i) be located in a **building** that was originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be on a **lot** that has a **front lot line** or **side lot line** abutting:

- (a) a major **street** on the Policy Areas Overlay Map; or
  - (b) a **street** that intersects a major **street** on the Policy Areas Overlay Map, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and
- (C) A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the **building** and not be combined with any other permitted use, and must:
- (i) be located in a **building** that was originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
  - (ii) be on a **lot** that has a **front lot line** or **side lot line** abutting:
    - (a) a major **street** on the Policy Areas Overlay Map; or
- (D) Despite regulation 10.10.20.100(3), a community centre or a library is not required to be operated by or on the behalf of the City of Toronto. [ By-law: 1353-2015 ]

Prevailing By-laws and Prevailing Sections:

- (A) On 146 and 160 Wellesley Street East City of Toronto by-law 468-2004.
- (B) On 251A-255 Christie Street and 38-42C Yarmouth Road, City of Toronto by-law 1027-2012. [ By-law: 348-2021; 1249-2024 ]

(8) Exception R 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 166 Dowling Ave., City of Toronto by-law 768-06.

(10) Exception R 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 249 Westmoreland Ave., former City of Toronto by-law 373-78.

(11) Exception R 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 102 Hallam St., former City of Toronto by-law 522-86.

(12) Exception R 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 5 Carling Ave., former City of Toronto by-law 36-90.

(13) Exception R 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 50 and 52 Bartlett Avenue, none of the regulations of 200.5.1(3), 200.5.10.1(1), 230.5.1.10(2), 230.5.1.10(9)(B), and 230.5.10.1 prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law No. 718-2014;
- (B) Despite the uses listed in Article 10.10.20, the only use permitted is a **dwelling unit** in an **apartment building**;
- (C) The **building** must comply with the required **building setbacks** shown on Diagram 3 of By-law No. 1012-2014;
- (D) Each portion of the **building** must not exceed the individual building heights shown with an 'HT' followed by a number in metres on Diagram 3 of By-law No. 1012-2014;
- (E) The **gross floor area** on the **lot** must not exceed 3,000 square metres;
- (F) Despite Section 10.5.40.40(4), the **gross floor area** of an **apartment building** on the **lot** is further reduced by:
  - (i) any area in the **building** used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunication equipment or utility that serves the **building**, whether above or below grade;
  - (ii) any area in the **building** used exclusively for the parking of motor vehicles, bicycles, whether above or below grade;
  - (iii) the floor area of unenclosed residential balconies or terraces;
  - (iv) the void space on the third floor level;
  - (v) **stacked parking spaces** located above grade;
- (G) A minimum of seventeen (17) **parking spaces** must be provided for the exclusive use of residents, fifteen (15) of which must be **stacked parking spaces**;
- (H) A **parking space** and a **stacked parking space** must be no less than 2.5 metres in width, 5.3 metres in length, and 1.7 metres in height;
- (I) **Bicycle parking spaces** must be provided as follows:
  - (i) a minimum of ten (10) long-term **bicycle parking spaces**; and
  - (ii) a minimum of two (2) short-term **bicycle parking spaces**;
- (J) For the purpose of these lands, the elevation of established grade is 113.61 metres, Canadian Geodetic Datum.

Prevailing By-laws and Prevailing Sections: [ By-law: 1012-2014 ]

(17) Exception R 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 73, 77, 79 and 83 Woodbine Ave and 3 Buller Ave none of the regulations of 10.5.40.60, 10.5.50.10, 10.5.60.20, 10.5.60.60, 10.5.100.1, 10.10.40.1 (2), 10.10.40.1(5), 10.10.40.10, 10.10.40.30, 10.10.40.40, 10.10.40.70 and 10.10.40.80 prevent the erection or use of a building, structure, addition or enlargement if it complies with By-law 105-2016;
- (B) despite Article 10.10.20, the only permitted use is **dwelling units** in a **townhouse**;
- (C) the height of a **building** or **structure** on the lands is measured as the distance between Canadian Geodetic Datum elevation of 76.58 metres, and the highest point of the **building**;
- (D) the height of any **building** or **structure** erected above a Canadian Geodetic Datum elevation of 76.58 metres on the **lot** must not exceed the height in metres specified by the numbers following the symbol "H" as shown on Diagram 3 of By-law 105-2016;
- (E) despite (D) above, parapets, skylights, fences, safety railings, privacy screens and mechanical and electrical equipment and their enclosures may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 105-2016 by 2.0 metres;
- (F) no portion of any **building** or **structure** erected above a Canadian Geodetic Datum elevation of 76.58 metres on the **lot** may extend beyond the heavy lines shown on Diagram 3 of By-law 105-2016;
- (G) despite (F) above eaves, cornices, lighting fixtures, window sills, ornamental elements, balustrades and other minor architectural projections may be permitted to project no more than 0.45 metres beyond the heavy lines shown on Diagram 3 of By-law 105-2016;
- (H) despite (F) above mechanical and electrical equipment, exterior stairs, trellises, wheelchair ramps, railings and landscape features may be permitted to project no more than 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law 105-2016;

- (I) despite (F) above, balconies may project beyond the heavy lines shown on Diagram 3 of By-law 105-2016, to a maximum of 1.5 metres on the east elevation of the building fronting Woodbine Avenue and the south elevation of the building fronting the driveway only;
- (J) a maximum of 11 **dwelling units** shall be permitted on the **lot**;
- (K) the total **gross floor area** of the **buildings** must not exceed a maximum of 2,800 square metres and must be used exclusively for **dwelling units**;
- (L) a maximum of two **buildings** are permitted on the **lot**;
- (M) a minimum of 15 percent of the **lot area** must be **landscaping**;
- (N) fully enclosed garbage enclosures are permitted to be located along the north **lot line**, provided that they do not exceed a height of 2.0 metres; and
- (O) an electricity transformer is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 105-2016 ]

(18) Exception R 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 217 of former City of Toronto By-law 438-86.

(19) Exception R 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 217 of former City of Toronto By-law 438-86.

(20) Exception R 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(21) Exception R 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 11-17 Lillian Street and 132-142 Soudan Avenue, if the requirements of Bylaw 810-2015(OMB) are complied with, none of the regulations of 5.10.40.70; 10.5.40.10; 10.5.40.30; 10.5.40.50; 10.5.40.60; 10.5.40.70; 10.5.40.71; 10.5.50.10; 10.5.80.40; 10.5.100.1(5); 10.10.40.10(1); 10.10.40.30; 10.10.40.40(1); 10.10.40.70; 200.5.10.1; Table 200.5.10.1; 230.5.1.10(9)(8), 230.5.10.1(4); 230.5.10.1(5); 800.50(75); 800.50(240); 800.50(420); 900.2.10(914) apply to prevent the erection or use of an **apartment building** permitted in By-law 810-2015(OMB);

- (B) No portion of any **building** or **structure** erected or used above ground will be located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 3 of By-law 810-2015(OMB), with the exception of the following:

- (i) eaves, canopies, cornices, lighting fixtures, awnings, architectural features, balustrades, guardrails, terraces, planters, public art features, window sills, trellises, vents, stacks, and retaining walls to a maximum horizontal projection beyond the heavy lines of not more than 3.0 metres; and
  - (ii) balconies to a maximum horizontal projection beyond the heavy lines of not more than 2.5 metres;
- (C) Despite regulation 10.5.40.10 (1), the height of the **building** is measured from the Canadian Geodetic Datum elevation of 164.35 metres;
- (D) The maximum permitted height of a **building** or **structure** on the lands is the numerical value in metres following the letter "H" as shown on Diagram 3 of By law 810-2015(OMB), with the exception of the following:
  - (i) eaves, canopies, cornices, lighting fixtures, awnings, fences and safety railings, architectural features, parapets, trellises, balustrades, window sills, window washing equipment, privacy screens, mechanical and architectural screens, guardrails, chimneys, vents, stacks, terraces, platforms, transformer vaults, wheelchair ramps, retaining walls, landscape features, ornamental structures, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, underground garage ramps and their associated structures, stair landings, planters, public art features, utility meters, elevator overruns and elements or structures on the roof of the building used for outside or open air recreation, green roof, safety or wind protection purposes to a maximum vertical projection of not more than 5.0 metres except within the area delineated as H 0.0m on Diagram 3 along Soudan Avenue; and
  - (ii) landscape features, ornamental structures, public art features, utility meters, transformer vaults, retaining walls, planters, landscaped curbs and lighting elements within the area delineated as H 0.0m on Diagram 3 along Soudan Avenue;
- (E) The **gross floor area** of the **apartment building** must not exceed 12,550 square metres;
- (F) A maximum of 160 **dwelling units** are permitted;
- (G) **Parking spaces** for the **apartment building** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.85 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 **parking spaces** for each three bedroom **dwelling unit**; and
  - (v) a minimum of 0.1 parking spaces for each **dwelling unit** for visitors to the **building**;
- (H) Despite regulation 200.15.1 an accessible **parking space** must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.9 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (I) Despite regulation 200.15.10, not less than 5 accessible **parking spaces** must be provided;
- (J) Despite Section 200.15, additional aisle space of 1.5 metres adjacent to an accessible **parking space** is not required;
- (K) **amenity space** will be provided in the following ratios:
  - (i) **amenity space** located outdoors - 2.4 square metres per **dwelling unit**;
  - (ii) **amenity space** located indoors - 3.0 square metres per **dwelling unit**; [810-2015]
- (K) **Amenity space** must be provided in the following ratios:
  - (i) **amenity space** located outdoors - 2.4 square metres for each **dwelling unit**; and
  - (ii) **amenity space** located indoors - 3.0 square metres for each **dwelling unit**;
- (L) **Bicycle parking spaces** for the **apartment building** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 0.75 "long term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.15 "short term" **bicycle parking spaces** for each **dwelling unit**;
- (M) "long term" **bicycle parking spaces** may be located only on the ground level or the first or second parking level below ground;
- (N) The minimum dimension of a **stacked bicycle parking space** is:
  - (i) minimum length of 1.8 metres;

- (ii) minimum width of 0.44 metres; and
- (iii) minimum vertical clearance of 1.2 metres;

(O) A minimum of 18 percent of the area of the land must be provided as **landscaping**; and

(P) A temporary **building, structure**, facility or trailer used for the purpose of the sale of **dwelling units** may be erected on the land for a period not to exceed 3 years from the date of the approval of By-law 810-2015(OMB);

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 (i), (ii), and (iii) of former City of Toronto By-law No. 438-86, as amended. [ By-law: 810-2015(OMB) ]

(22) Exception R 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 45-77 Dunfield Avenue, if the requirements of By-law 443-2016 are complied with, none of the provisions of Chapter 10.5.40.60, 10.5.50.10(4)(A), 10.5.50.10(5), 10.5.100.1(5), 10.10.40.40(1), 10.10.40.1(2), 10.10.40.10(1), 10.10.40.30(1)(B), 10.10.40.70(1), 10.10.40.70(2), 10.10.40.70(3)(C)(ii), 10.10.40.80(1)b, 10.10.40.80(1)c, 150.45.40.1(1), 150.45.50.1(1), 200.5.10.1(1), 220.5.10.1(2), 220.5.20.1(A)ii, and 230.5.1.10(4), apply to prevent the erection and use of a **building, structure**, addition or enlargement permitted in By-law 443-2016;

(A) On 45-77 Dunfield Avenue, if the requirements of By-law 443-2016 are complied with, none of the provisions of Chapter 10.5.40.60, 10.5.50.10(4)(A), 10.5.50.10(5), 10.5.100.1(5), 10.10.40.40(1), 10.10.40.1(2), 10.10.40.10(1), 10.10.40.30(1)(B), 10.10.40.50(1), 10.10.40.70(1), 10.10.40.70(2), 10.10.40.70(3)(C)(ii), 10.10.40.80(1)(B), 10.10.40.80(1)(C), 150.45.40.1(1), 150.45.50.1(1), 200.5.10.1(1), 220.5.10.1(2), 220.5.20.1(1)(A)(ii), 230.5.1.10(4), and 230.5.1.10(9)(B)(iii) apply to prevent the erection and use of a **building, structure**, addition or enlargement permitted in By-law 443-2016; [ By-law: 95-2017 ]

(B) The total residential **gross floor area** erected or used on the lands must not exceed 90,000 square metres;

(C) A **day nursery** must have:

- (i) at least 531 square metres of total **interior floor area**; and
- (ii) at least 254 square metres of dedicated outdoor play area; and

(D) On Parcel "A" and Parcel "B" as identified on Diagram 1 of By-law 443-2016, **amenity space** is required as follows:

(i) on Parcel "A":

- (a) at least 216 square metres of indoor **amenity space**
- (b) at least 216 square metres of outdoor **amenity space**

(B) on Parcel "B":

- (a) at least 2,110 square metres of indoor **amenity space**
- (b) at least 1,260 square metres of outdoor **amenity space**

(E) No part of a **building** or **structure** above ground may be closer to a **lot line** than the distance shown between a **main wall** and the corresponding **lot line** as shown on Diagram 3 of By-law 443-2016;

(F) The following elements of a **building** may encroach into a required **building setback** required by (E) above to a maximum of:

- (i) 1.5 metres for canopies and balconies
- (ii) 0.45 metres for eaves, cornices, lighting fixtures

(G) Except where a heavy line shown on Diagram 3 is contiguous with the boundary of the lands, nothing will prevent the following elements from projecting beyond the heavy lines shown on Diagram 3:

- (i) fences and safety railings, trellises, balustrades, chimneys, vents, wheelchair ramps, retaining walls, landscape features, ornamental structures, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, stair landings, decks, planters, and public art features;

(H) Despite regulation 10.5.40.10(1), the height of a building is measured from the Canadian Geodetic Datum elevation of 160.88 metres to the highest point of the **building**;

- (I) Excluding **building** elements identified in regulation 10.5.40.10(2)(3)(4), no part of any **building** or **structure** may exceed the maximum height permitted by the numbers following the symbol "H" on Diagram 4 of By-law 443-2016;
- (J) Equipment and **structures** on the roof of a **building** may exceed the permitted maximum height of that **building** by 6.0 metres subject to the regulations of 10.5.40.10(4);
- (K) A minimum of 27 percent of the **lot area** must be maintained as **landscaping**;
- (L) On Parcel "A", as shown on Diagram 1 of By-law 443-2016, **parking spaces** must be provided for the residents and their visitors and employees as follows:
  - (i) for residents, at least 0.3 **parking spaces** for each **dwelling unit**; and
  - (ii) for visitors and employees at least 0.1 **parking spaces** for each **dwelling unit**;
- (M) On Parcel "B", as shown on Diagram 1 of By-law 443-2016, **parking spaces** must be provided as follows:
  - (i) for residents, at least 0.35 **parking space** for each bachelor **dwelling unit**;
  - (ii) for visitors, at least 0.06 **parking space** for each **dwelling**
  - (iii) for non-residential uses, at least 0.4 **parking spaces** for each 100 square metres of non-residential **gross floor area**;
- (N) Despite regulation 10.5.100.1(4), the minimum width of a two lane **drive aisle** in the **lawfully existing** below-ground garage shall be at least:
  - (i) 4.5 metres in width at the **loading space**; and
  - (ii) a minimum of 5.12 metres for all other two lane **drive aisles**;
- (O) No more than 174 **parking spaces** in the **lawfully existing** below-ground **parking garage** may have the following minimum dimensions:
  - (i) length of 5.9 metres; and
  - (ii) width of 2.2 metres;
- (P) At least 1 Type "G" **loading space** must be provided on the lands;
- (Q) **Bicycle parking spaces** must be provided as follows:
  - (i) at least 1.0 long-term **bicycle parking spaces** for each **dwelling unit**; ;
  - (ii) at least 0.2 short-term **bicycle parking spaces** for each **dwelling unit**;
  - (iii) at least 0.2 long-term **bicycle parking spaces** for each 100 square metres of non-residential **gross floor area**;
  - (iv) at least 6 short-term **bicycle parking spaces** for non-residential uses;
- (R) A **stacked bicycle parking space** must:
  - (i) have a minimum width of 0.46 metres;
  - (ii) have a minimum length of 1.85 metres; and
  - (iii) the stacker must be located in an area with a vertical dimension of at least 1.2 metres;
- (S) Short-term **bicycle parking spaces** may be provided in a **stacked bicycle parking space**; and
- (T) a **bicycle parking space** must comply with the following dimensions:
  - (i) at least a length of 1.8 metres;
  - (ii) at least a width of 0.6 metres;
  - (iii) at least a vertical clearance from the ground of 1.9 metres; and
- (U) the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is at least:
  - (i) a length or vertical clearance of 1.9 metres;
  - (ii) a width of 0.6 metres;
  - (iii) a horizontal clearance from the wall of 1.2 metres;

Prevailing By-laws and Prevailing Sections:(None Apply)  
[ By-law: 443-2016 ]

(24) Exception R 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) In addition to the uses listed in Article 10.10.20, the following uses are permitted within the **building** which existed on the lands on January 1, 2016:
- (i) **art gallery**
  - (ii) **artist studio**
  - (iii) **bake-shop**
  - (iv) **caterer's shop**
  - (v) **custom workshop**
  - (vi) **performing arts studio** and
  - (vii) **office**;
- (B) In addition to the uses listed in Article 10.10.20 and in (A) above, an **eating establishment** and a **take-out eating establishment** are permitted within the **building** which existed on January 1, 2016 if:
- (i) the combined **interior floor area** of any **eating establishment** and **take-out eating establishment** does not exceed 75 square metres; and
  - (ii) the **eating establishment** and/or **take-out eating establishment** is accessible only from the interior of the existing building;
- (C) An **outdoor patio** that is used for commercial purposes is not permitted;
- (D) The **building setback** requirements in Clauses 10.5.40.70 and 10.10.40.70 do not apply to the **building** which existed on the lands on January 1, 2016;
- (E) Despite Articles 200.5.1, 200.5.10, and 200.15.10 a minimum of 3 **parking spaces**, 1 of which must be an accessible **parking space**, are required to be provided on the lands as outlined by heavy lines on Diagram 1 of By-law 766-2016, for any or all of the non-residential uses listed in (A) and (B) above;
- (F) Despite Articles 220.5.1 and 220.5.10, a minimum of 2 Type C **loading spaces** are required to be provided on the lands, for any or all of the non-residential uses listed in (A) and (B) above;
- (G) Despite Section 230.5, a minimum of 11 **bicycle parking spaces** are required to be provided on the lands for any or all of the non-residential uses listed in (A) and (B) above, in accordance with the following provisions:
- (i) 4 long-term **bicycle parking spaces** must be provided;
  - (ii) the long-term **bicycle parking spaces** are not required to be located in a **building**;
  - (iii) 7 short-term **bicycle parking spaces** must be provided; and
  - (iv) shower and change facilities are not required; and
- (H) Clauses 5.10.30.1(1)(A), 5.10.30.1(2), and 5.10.30.1(3) do not apply to the lands.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 766-2016 ]

(25) Exception R 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 96, 98 100 and 104 Coxwell Avenue, none of the regulations of 10.10.40.50 (1) (A)(B)(C) and 10.5.50.10(5) apply to prevent the erection or use of a **building, structure**, addition or enlargement, permitted by regulations (B) to (Q) below;
- (B) A maximum of 22 **dwelling units** are permitted;
- (C) The maximum floor space index is 2.041 (2,645 square metres);
- (D) No portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Diagram 3 of By-law 1226-2016;
- (E) The height of a **building** or **structure** must not exceed the height in metres from **established grade**, specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1226-2016;
- (F) Notwithstanding (D), balconies and canopies can project 1.3 metres beyond the heavy lines shown on Diagram 3 of By-law 1226-2016;
- (G) Notwithstanding (E), privacy screens and balcony railings can exceed the height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1226-2016 by 1.8 metres;
- (H) Despite 10.5.40.60(7), roof eaves on the west and east side of the **building** may be 0 metres from the **lot line**;

- (I) Despite 10.5.40.60 (3) (A) (iii), the stairs on the south elevation must be at least 0.3 metres from the east **lot line** and may be 0.0 metres from the south lot line;
- (J) Despite 10.5.50.10 (4)(A)(B), a minimum of 19 percent of the **lot** must be **landscaped**, and of the required **landscaped** area, a minimum of 27.5 percent must be **soft landscaping**;
- (K) Despite 10.10.80.40 (2), vehicular access must be from Coxwell Avenue;
- (L) Despite 10.5.100.1 (2), a surface driveway and access ramp to the underground garage must have a minimum width of 5.5 metres;
- (M) Despite 200.5.10.1, 20, **parking spaces** must be provided and maintained on the **lot** in accordance to the following:
  - (i) A minimum of 19 **parking spaces** for the 22 **dwelling units**; plus
  - (ii) 1 **parking space** that may be used as a **car-share parking space**;
- (N) **Established grade** is the Canadian Geodetic Datum elevation of 82.3 metres;
- (O) **car-share motor vehicle** means a motor vehicle available for short-term rental, including an option for hourly rental for the use of at least the occupants of the building erected on the **lot**; and
- (P) **car-share parking space** means a parking space used exclusively for the parking of a **car-share motor vehicle**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1226-2016 ]

(26) Exception R 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **front lot line** is the **lot line** along Spadina Road;
- (B) A maximum of 4 dwelling units are permitted;
- (C) Despite Clause 10.10.40.40 the permitted maximum gross floor area is 1,548 square metres;
- (D) Despite regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 162.05 and the elevation of the highest point of the **building**;
- (E) Structural elements for **landscaping** purposes may extend above the height of the basement and **parking garage**;
- (F) Despite regulation 10.5.40.60(1)(C) in a **rear yard**, a platform with a floor no higher than the first **storey** of the **building** above **established grade** may encroach into the required **rear yard setback** 4.5 metres;
- (G) Despite regulation 10.5.40.60(2)(B)(i) a canopy, awning or similar **structure** that does not cover a platform may encroach into a required minimum **building setback** in a **rear yard** 4.5 metres;
- (H) Despite regulation 10.5.40.60(3)(A)(iii) exterior stairs may encroach into a minimum **building setback** if the stairs are no closer to a **lot line** than 0.0 metres;
- (I) Despite regulation 10.5.40.60(3)(B)(iii) an uncovered ramp may encroach into a minimum **building setback** if the ramp is no closer to a **lot line** than 0.3 metres;
- (J) Despite regulation 10.5.40.60(4) cladding added to the original exterior surface of the **main wall** of a **building** may encroach into a required minimum **building setback** a maximum of 0.2 metres, if the added cladding is no closer to a **lot line** than 0.3 metres;
- (K) Despite regulation 10.5.40.60(5)(A) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a minimum **building setback** a maximum of 1.2 metres, if it is no closer to a **lot line** than 0.3 metres;
- (L) Despite regulation 10.5.40.60(7)(B) the eaves of a roof may encroach into a required minimum **building setback** a maximum of 1.2 metres, if they are no closer to a **lot line** than 0.2 metres;

- (M) Despite regulation 10.5.40.60(7)(B) the eaves of a roof may encroach into a required minimum **building setback** a maximum of 1.2 metres, if they are no closer to a **lot line** than 0.2 metres;
- (N) Despite regulation 10.5.50.10(1) the **front yard** must have a minimum of 120 square metres of **landscaping**;
- (O) Despite regulation 10.5.50.10(2)(A) a **townhouse** must have a minimum of 50 percent of the **side yard** abutting a **street** for **landscaping**;
- (P) Despite regulation 10.5.100.1(2)(B) and 10.5.100.1(3)(B) a **driveway** may have a maximum width of 6.1 metres;
- (Q) Despite regulation 10.10.40.10(1) the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1096-2016;
- (R) Regulations 10.10.40.10(2), 10.10.40.30, and 200.5.1.10(2)(A)(iv) do not apply; and
- (S) Despite regulation 200.5.1.10(3)(A) the maximum length for a **parking space** is 6.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1096-2016 ]

**(27) Exception R 27**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If Section 11 and Schedule A for By-law 975-2017(OMB) on 50 Wellesley Street East none of the provisions of 5.10.40.70.(2), 10.5.40.10, 10.5.40.60, 10.5.50.10.(1), 10.5.50.10(3), 10.5.60.20.(8), 10.5.60.20.(9), 10.5.60.20.(11), 10.5.80.1, 10.5.100.1(3)(B), 10.10.20.10(1), 10.10.20.40(1), 10.10.40.1., 10.10.40.10, 10.10.40.30(1), 10.10.40.40(1), 10.10.40.70., 10.10.40.80.(1), 200.5.1.10.(2), 200.5.1.10.(8), 200.5.10.(1), 200.10.1, 200.15.1, 220.5.10.1. and 230.5.1.10.(9) apply to prevent the erection or use of a **mixed use building** on the **lot** containing **dwelling units**, non-residential uses, **public parking**, in accordance with the following regulations (B) to (S);
- (B) The **lot** consists of the lands shown as Parcel A on Diagram 1 attached to By-law 975-2017(OMB);
- (C) The **gross floor area** permitted on the **lot**, excluding those portions of a **building** used for the purposes of **public parking**, must not exceed 25,500.0 square metres, and:
  - (i) The maximum **gross floor area** devoted to residential uses shall not exceed 25,250.0 square metres; and
  - (ii) A minimum of 250.0 square metres of **gross floor area** must be used for non-residential uses on the **lot**;
- (D) The **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for:
  - (i) Parking, loading and bicycle parking below finished ground level;
  - (ii) Required **loading spaces** at the ground level and required **bicycle parking spaces** at or above finished ground level;
  - (iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below finished ground level;
  - (iv) Required **amenity space**;
  - (v) Elevator shafts;
  - (vi) Garbage shafts;
  - (vii) Mechanical penthouse; and
  - (viii) Exit stairwells in the **building**;
- (E) In addition to the **building** types permitted in 10.10.20.40(1) a **mixed-use building** is also permitted;
- (F) The following uses are also permitted:
  - (i) **automated banking machine**, office, **personal service shop**, **retail store**, **eating establishment**, **outdoor patio**, **public parking**, **take-out eating establishment**;
- (G) No portion of the **building** erected on the **lot** may be located above finished ground level other than wholly within the areas delineated by heavy lines on Diagram 7 attached to By-law 975-2017(OMB) with the exception of the following:

- (i) lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, privacy screens, patios, decks, cabanas, swimming pool, swimming pool equipment enclosure, planters, balustrades, bollards, stairs, covered stairs or stair enclosures, elevator enclosures and elevator lobbies associated with an entrance or exit from an underground **parking garage**, awnings, fences and safety railings, trellises, underground garage ramps and associated **structures**, mechanical and architectural screens, guards, guardrails, chimneys, vents, stacks, retaining walls, wheel chair ramps, **landscape** features, and art installations may extend beyond the heavy lines shown on the attached Diagram 7 attached to By-law 975-2017(OMB);
  - (ii) balconies and associated architectural **structures** may project to a maximum of 1.5 metres beyond the heavy lines shown on Diagram 7 attached to By-law 975-2017(OMB);
  - (iii) ornamental and architectural features to a maximum horizontal projection of 3.0 metres beyond the heavy lines shown on Diagram 7 attached to By-law 975-2017(OMB); and
  - (iv) the erection and use of the **structures**, elements and enclosures permitted by Clause (G) of this exception;
- (H) The height of any **building** or **structure** erected above finished ground level on the **lot**, must not exceed the height in metres as shown following the symbol "H" on Diagram 7 attached to By-law 975-2017(OMB), as measured from 107.87 metres Canadian Geodetic Datum to the highest point of the **building** or **structure**, except for:
  - (i) the erection or use of the **structures**, elements and enclosures permitted by Clause (G) of this exception; and
  - (ii) the erection or use of **structures** on any roof used for outside or open air recreation, maintenance, safety, wind protection or **green roof** purposes;
- (I) Despite any regulation to the contrary, no portion of any **building** or **structure** above finished ground level may be within the hatched area shown on the Diagram 7 of By-law 975-2017(OMB) with the exception of:
  - (i) vents, grills, and manhole covers flush with finished ground level;
- (J) The number of storeys in a **building** on the **lot** must not exceed the numbers shown following the symbol "ST" on Diagram 7 attached to By-law 975-2017(OMB), excluding mechanical and roof top elements;
- (K) In addition to clause 10.10.40.50, required indoor **amenity space** may include up to two guest suites containing either a kitchen or a bathroom, if the combined floor area of the suites, as measured between the interior walls of the suites, does not exceed 65 square metres;
- (L) A minimum of 0.3 **parking spaces** per **dwelling unit** must be provided and maintained on either or both of the **lot** and Parcel B as shown on Diagram 1 attached to By-law 975-2017(OMB) for the exclusive use of residents;
- (M) No **parking spaces** are required for residential visitors and non-residential uses;
- (N) The requirements of regulation 200.5.1.10.(2) apply with the exception that a **parking space**, accessed by a one-way or two-way drive aisle having a minimum width of 7.0 metres or more, notwithstanding that such **parking spaces** may be obstructed on one or two sides in accordance with regulation 200.5.1.10.(2)(D), as amended, must have the following minimum dimensions:
  - (i) Length 5.2 metres;
  - (ii) Width 2.6 metres; and
  - (iii) Vertical clearance 2.0 metres;
- (O) A maximum of ten (10) percent of the **parking spaces** on the **lot** for residents may have the following minimum dimensions:
  - (i) Length – 5.0 metres;
  - (ii) Width – 2.4 metres; and
  - (iii) Vertical clearance – 1.84 metres;
- (P) A minimum of three (3) **parking spaces** on the **lot** must be provided as accessible **parking spaces** and notwithstanding that such accessible **parking spaces** may be obstructed on one or two sides in accordance with Article 200.5.1.10.(2)(D), as amended, must have the following minimum dimensions:
  - (i) Length – 5.2 metres;
  - (ii) Width – 3.9 metres; and
  - (iii) Vertical clearance – 2.1 metres;
- (Q) a minimum of one Type "G" **loading space** must be provided and maintained on the **lot** for the shared use of **buildings** and **structures** located on the **lot** and Parcel B as shown on Diagram 1 of By-law 975-2017(OMB);

- (R) **Driveway** access to the **lot** is only permitted from Wellesley Street;
- (S) Despite any existing or future severance, partition, or division of the **lot**, the provisions of By-law 975-2017(OMB) apply to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 975-2017 (OMB) ]

(29) Exception R 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof; and [TO: 438-86; 12(1) 116]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 233 of former City of Toronto By-law 438-86.

(30) Exception R 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 45 Walmer Rd. in 1954, a post secondary school known as the University of Toronto Institute of Child Study is permitted. [TO:438-86; Sec. 12(1) 12]
- (B) Despite 200.5.10.1(1) and 230.5.10.1(1) no **parking space** or **bicycle parking space** is required for a **post-secondary school**.  
[ By-law: 559-2014 (OMB PL130592) ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(31) Exception R 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On Parcel A as shown on Diagram 1 to By-law 1285-2016, none of the provisions of Regulations 10.5.50.10, 10.5.80.1(2)(A), (B) and (C), 10.10.20.100(12), 10.10.40.30.(1), 10.10.80.40(2), 230.5.1.10(6) and (9)(B) and 230.10.1.20(2) apply to prevent the erection and use of **buildings** or **structures** on Parcel A as shown on Diagram 1 of By-law 1285-2016 if in compliance with regulations (B) to (X) below and Section 6 and Schedule A of By-law 1285-2016.
- (B) In addition to the uses permitted pursuant to Section 10.10.20.10(1), the following uses are also permitted outside and in the Existing Building as shown on Diagram 3 of By-law 1285-2016, if such uses are located not above the first storey:
  - (i) retail store, eating establishment, take-out eating establishment, office, artist studio, art gallery, personal service shop, custom workshop;
  - (ii) **community centre**, which need not be operated by or on behalf of a government or **non-profit organization**, and which may include health care-related services; and
  - (iii) outdoor sales and display , if it is **ancillary** to a permitted use listed in (A) and/or (B) above.
- (C) Despite regulation 800.50(240) **established grade** for Parcel A as shown on Diagram 1 attached to By-law 1285-2016 means the Canadian Geodetic Elevation of 119.2 metres.
- (D) Despite regulation 5.10.30.20(2) the **front lot line** is the **lot line** abutting Pears Avenue.
- (E) Despite regulation 5.10.1.30(3)(A) a **dwelling unit** may be entirely below **established grade** but no **dwelling unit** may be entirely below finished ground level.

- (F) Despite regulation 10.10.40.1(2), the Existing Building, including portions below finished ground level, and Building A as shown on Diagram 3 attached to By-law 1285-2016 are permitted on the **lot**.
- (G) Despite regulation 10.10.40.10(1):
- (i) The permitted maximum height of the Existing Building as shown on Diagram 3 of By-law 1285-2016, is the **building** height that existed for that **building** on December 1, 2016;
  - (ii) Despite (i) above, roof top mechanical equipment and related enclosures erected on the Existing Building subsequent to the passing of By-law 1285-2016 may project to a maximum of 5.0 metres above the permitted height of the Existing Building; and
  - (iii) The permitted maximum height of Building A shown on Diagram 3 attached to By-law 1285-2016, must not exceed 4.5 metres.
- (H) Despite regulation 10.10.40.40(1), on Parcel A, as shown on Diagram 1 of By-law 1285-2016, the permitted maximum **gross floor area** for the **buildings** shown on Diagram 3 attached to By-law 1285-2016 is:
- (i) 960.0 square metres for Building 'A'; and
  - (ii) the **gross floor area** that existed in the Existing Building on December 1, 2016.
- (I) Despite regulation 10.10.40.50(1) **amenity space** must be provided in accordance with the following:
- (i) a minimum of 250 square metres of indoor **amenity space** must be in the Existing Building as shown on Diagram 3 attached to By-law 1285-2016;
  - (ii) an minimum of 150 square metres of outdoor **amenity space** must be provided, of which a minimum of 40 square metres must be in a location immediately adjacent to the Existing Building and Building A as shown on Diagram 3 attached to By-law 1285-2016; and
  - (iii) in addition to subsection (i) and (ii) above, an additional multi-purpose room or rooms with a minimum total **gross floor area** of 50 square metres must be provided on the ground floor of the Existing Building as shown on Diagram 3 attached to By-law 1285-2016, and such room(s) may only be used for additional **amenity space**, and/or uses permitted in regulation (B)(i) and (ii) above.
- (J) Despite regulations 5.10.40.70, 10.5.40.70(1), 10.10.40.70 and 600.10.10(1):
- (i) no portion of the Existing Building or Building 'A' erected or used above finished ground level may be located otherwise than wholly within the areas delineated by heavy lines shown as the Existing Building and Building 'A' on Diagram 3 attached to By-law 1285-2016;
  - (ii) the above ground **main walls** of a **building** must be setback from a **lot line** at least the distance shown on Diagram 3 attached to By-law 1285-2016;
  - (iii) the minimum above finished ground separation distance between **main walls** of two **buildings** is 7.0 metres;
  - (iv) no **building** setback requirement applies below finished ground; and
  - (v) regulation 600.10.10(1) does not apply to the Existing Building shown on Diagram 3 attached to By-law 1285-2016 as it existed on December 1, 2016.
- (K) Despite regulation 10.10.40.80(1)(A), for Building A as shown on Diagram 3 attached to By-law 1285-2016, where a line projected outward at a right angle from one **main wall** intercepts another **main wall** of the same **building**, the required minimum above-finished ground separation distance between those **main walls** is 0.9 metres.
- (L) The provisions of subsections (H) and (L) above, and regulations 5.10.40.70, 10.5.40.10, 10.5.40.50, 10.5.40.60 and 10.10.40.10, do not apply to prevent the erection and use of the following:
- (i) on Building A as shown on Diagram 3 to By-law 1285-2016, parapets, chimneys vents, stacks, flues and elements of a green roof to a maximum vertical projection of 1.5 metres above the permitted maximum height of the **building**;
  - (ii) a stair enclosure to a maximum vertical projection of 3.0 metres above established grade;
  - (iii) canopies, balconies, privacy screens and awnings attached to the Existing Building on December 1, 2016;
  - (iv) stairs, railings, guard rails, retaining walls, planters, trellis, pergola and ramp or elevating device providing barrier free access;
  - (v) a garden shed limited to a maximum vertical projection of 2.5 metres above finished ground; and
  - (vi) a **parking garage** located at or below **established grade**.

- (M) Despite regulation 10.5.100.1(4), a **driveway** may have a maximum total width of 6.6 metres and a **driveway** that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 that does not comply is permitted.
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following requirements:
- (i) a minimum of 70 **parking spaces** must be provided for residents;
  - (ii) a minimum of 36 **parking spaces** must be provided for visitors; and
  - (iii) no **parking spaces** are required for non-residential uses.
- (O) Despite provision (N)(ii) above, during construction of renovations to the existing surface parking area and **parking garage** within the Existing Building as shown on Diagram 3 attached to By-law 1285-2016, a minimum of 10 **parking spaces** are required for visitors. Upon completion of such renovations, and no later than 3 years from the date of issuance of the first above grade building permit for Building A, **parking spaces** must be provided and maintained in accordance with provision (N)(ii) above.
- (P) Despite provision (N) above and regulations 10.5.80.10(1) and 230.5.1.10(8), a maximum of 12 **parking spaces** and **bicycle parking spaces** for Parcel A on Diagram 1 attached to By-law 1285-2016 may be located or partially located on Parcel B on Diagram 1 attached to By-law 1285-2016, if access to the **parking spaces** and the **bicycle parking spaces** is from the **parking garage** in the Existing Building shown on Diagram 3 attached to By-law 1285-2016.
- (Q) Despite regulation 200.5.1(3), a **drive aisle** that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 that does not comply is permitted and the minimum width required shall be the existing width.
- (R) Despite regulation 200.5.1.10(2) and (3) a **parking space** that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 that has dimensions that are lesser than the minimum or greater than the maximum dimensions required by this by-law is permitted and such **parking space** may satisfy the requirements of regulation (N) above.
- (S) Despite regulation 200.15.1.(1), an accessible **parking space** that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 that has dimensions that are lesser than the minimum required by this by-law is permitted and such accessible **parking space** may satisfy the requirements of regulation (N) above.
- (T) Despite regulation 200.15.1.5(1)(A) accessible **parking spaces** must be located within 32 metres of a pedestrian access to the **building**.
- (U) Despite regulation 220.5.10.1, a **loading space** that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 is permitted and despite regulation 220.5.1.10 satisfies the by-law requirements for a Type "G" **loading space**.
- (V) Despite regulation 220.5.20.1, any **driveways** providing access to a **loading space** that existed on Parcel A as shown on Diagram 1 attached to By-law 1285-2016 on December 1, 2016 are permitted and satisfy the requirements of regulation 220.5.20.1.
- (W) Despite regulation 230.5.10.1, **bicycle parking spaces** are only required for **dwelling units** in Building A.
- (X) Despite regulation 800.50(420), for the purpose of this Exception, Parcel A as shown on Diagram 1 attached to By-law 1285-2016, is a **lot** and despite any existing or future severance, partition or division of Parcel A, the provisions of this Exception and By-law 569-2013, as amended, continue to apply to Parcel A as one **lot** as if no severance, partition or division of the **lot** had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1285-2016 ]

**(32) Exception R 32**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On that portion of the lands known municipally as 250 Davenport Road in the year 2015, shown as Parcel B on Diagram 1 to By-law 1285-2016, none of the provisions of regulations 10.5.50.10, 10.5.100.1(5), 10.10.20.100(12), 10.10.40.1(5), 10.10.40.30, and 600.10.10(1) apply to prevent the erection and use of **buildings** or **structures** on Parcel B as shown on Diagram 1 of By-law 1285-2016, if in compliance with regulations (B) through (S) below and Section 7 and Schedule A of By-law 1285-2016.
- (B) In addition to the uses permitted pursuant to Section 10.10.20.10(1) and despite any provisions of By-law 569-2013 to the contrary, the following uses are also permitted:

- (i) within Building D as shown on Diagram 3 of By-law 1285-2016: **retail store, office, eating establishment, take-out eating establishment; financial institution, automated banking machine, recreation use, personal service shop, art gallery, or artist studio;** and
  - (ii) uses **ancillary** to permitted uses on Parcel A as shown on Diagram 1 of By-law 1285-2016 within a **parking garage** may be located or partially located on Parcel B as shown on Diagram 1 of By-law 1285-2016, if access to the **parking garage** is provided from Parcel A and the **parking garage** is located within 4.0 metres of the Parcel A **lot line**.
- (C) Despite regulation 10.10.40.40, the maximum **gross floor area** of all **buildings** is 26,500 square metres, of which a maximum of 300 square metres may be used for non-residential uses.
- (D) In addition to the provisions of regulation 10.5.40.40(4), any area within Building D, as shown on Diagram 3 attached to By-law 1285-2016, provided as indoor **amenity space** is also excluded from the calculation of **gross floor area**.
- (E) Despite regulation 800.50(240), **established grade** for Parcel B as shown on Diagram 1 attached to By-law 1285-2016 means the Canadian Geodetic Elevation of 119.2 metres.
- (F) Despite regulation 5.10.30.20, the **front lot line** is the **lot line** abutting Bedford Road.
- (G) Despite regulation 5.10.1.30(3)(A) a **dwelling unit** may be entirely below **established grade** but no **dwelling unit** may be entirely below finished ground level.
- (H) Despite regulation 10.10.40.10(1), the height of any **building** must not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 3 attached to By-law 1285-2016.
- (I) Despite regulation 10.5.40.10(3) and (4), the portion of the **building** located within the area shown as mechanical penthouse on Diagram 3 attached to By-law 1285-2016 must only be occupied by the elements for the functional operation of the **building** listed in paragraphs (A), (B) and (C) of regulation 10.5.40.10(3), and may project a maximum of 6 metres above the maximum permitted height of the building.
- (J) Despite regulations 5.10.40.70, 10.5.40.70, 10.10.40.70 and 10.10.40.80:
- (i) no portion of a **building** erected or used above finished ground may be located otherwise than wholly within the areas delineated by heavy lines on Diagram 3 attached to By-law 1285-2016;
  - (ii) above finished ground the **main walls** of a **building** must be setback from a **lot line** at least the distance shown on Diagram 3 attached to By-law 1285-2016;
  - (iii) above finished ground the minimum separation distance between **main walls** is at least the distances shown on Diagram 3 attached to By-law 1285-2016; and
  - (iv) no **building** setback requirement applies below finished ground.
- (K) The provisions of subsections (F), (G) and (H) above, and regulations 5.10.40.70, 10.5.40.10, 10.5.40.50, 10.5.40.60 and 10.10.40.10, do not apply to prevent the erection and use of the following:
- (i) parapets, window washing equipment and elements of a green roof to a maximum vertical projection of 1.5 metres above the maximum permitted **building** heights as shown on Diagram 3 to By-law 1285-2016;
  - (ii) a platform, such as a porch, terrace, deck, patio or similar structure, including associated privacy screens or dividers, with a floor no higher than the first **storey** of a **building** above **established grade**, to a maximum horizontal projection of 5.0 metres beyond the heavy lines shown on Diagram 3 attached to By-law 1285-2016;
  - (iii) cooling towers, generator, stair tower, fresh air units to a maximum vertical projection of 0.6 metres metres above the maximum permitted height of the mechanical penthouse set out in regulation (I);
  - (iv) awnings and canopies to a maximum horizontal projection of 1.5 metres beyond the heavy lines shown on Diagram 3 to By-law 1285-2016;
  - (v) **structures** on the roof of the **building** used for outside or open air recreation, outdoor **amenity space**, safety and wind protection purposes to a maximum vertical projection of 3.0 metres above the permitted maximum **building** height shown on Diagram 3 attached to By-law 1285-2016, provided such **structures** do not enclose space to form a room or rooms;
  - (vi) railings fences, retaining walls, guard rails, underground garage ramps and their associated structures, landscape and public art features, architectural roof top feature, architectural design element, trellis, planters, ramps or elevating device providing for barrier free access; stairs, structures for safety and wind protection purposes, lighting fixtures, chimneys, vents, stacks and flues;
  - (vii) balconies to a maximum horizontal depth of 1.7 metres beyond the heavy lines shown on Diagram 3 attached to By-law 1285-2016; and
  - (viii) **parking garage** located at or below **established grade**.



- (L) Despite regulation 10.10.40.50(1), **amenity space** must be provided in accordance with the following:
- (i) a minimum of 1.8 square metres of indoor **amenity space** per **dwelling unit** in Building D, as shown on Diagram 3 of By-law 1285-2016, must be provided in a multi-purpose room or rooms, where:
    - (a) at least one room, which is not a guest suite, must contain a kitchen and a washroom; and
    - (b) the indoor **amenity space** may include a guest suite which must contain a bathroom and may contain a kitchen;
  - (ii) a minimum of 0.8 square metres of outdoor **amenity space** per **dwelling unit** in Building D, as shown on Diagram 3 of By-law 1285-2016, must be provided, of which at least 40 square metres is to be provided in a location adjoining or directly accessible from the indoor **amenity space**.
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following requirements for Building B, C and D as shown on Diagram 3 attached to By-law 1285-2016:
- (i) a minimum of 0.45 **parking spaces** for each **dwelling unit** in Building D for use by residents of Parcel B as shown on Diagram 1 attached to By-law 1285-2016;
  - (ii) a minimum of 1 **parking space** for each **dwelling unit** in Building B and Building C for residents in Buildings B and C;
  - (iii) a minimum of 0.10 **parking spaces** for each **dwelling unit** in Building D, minus one **parking space**, for the use of visitors to Parcel B as shown on Diagram 1 attached to By-law 1285-2016; and
  - (iv) **parking spaces** are not required for non-residential uses.
- (N) Despite regulation 200.5.1.10(2)(A)(iv), up to a maximum of 15 **parking spaces** may be obstructed on one side without widening.
- (O) Despite regulation 230.5.10.1(2) and (5) **bicycle parking spaces** are only required for **dwelling units** in Building D, as shown on Diagram 3 of By-law 1285-2016.
- (P) Despite regulation 230.5.1.10(9) and 230.10.1.20, all required "long-term" and "short-term" **bicycle parking spaces** may be located anywhere within the first and/or second level of the **building** below finished ground.
- (Q) Despite regulations 10.5.100.1(4) a **driveway** may have a minimum width of 3.0 metres for each lane and a maximum total width of 6.4 metres.
- (R) Despite any provisions of this Exception and the provisions of By-law 569-2013 to the contrary, the following uses are permitted for a period not longer than three years from the date of approval of By-law 1285-2016: a sales office for the purpose of the sale of **dwelling units** to be erected on Parcel B, as shown on Diagram 1 attached to By-law 1285-2016, and/or an office for the administration and management of construction activities related to construction on Parcel B.
- (S) Despite regulation 800.50(420), for the purpose of this Exception, Parcel B as shown on Diagram 1 of By-law 1285-2016 is a **lot** and despite any existing or future severance, partition or division of Parcel B, the provisions of this Exception and By-law 569-2013, as amended, continue to apply to Parcel B as one **lot** as if no severance, partition or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1285-2016 ]

(33) Exception R 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands, an **ancillary building** or **structure** is not permitted on a **lot** with a **lot frontage** of less than 4.57 metres; and [TO: 438-86; 12(2) 115]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections: (None Apply)

(34) Exception R 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 491-2000(OMB); and [ By-law: 580-2017 ]

(35) Exception R 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1117 and 1119 Gerrard Street East, if Section 6 and Schedule A of By-law 476-2017, are complied with, none of the provisions of Clause and Regulations 10.5.40.60(2)(B), 10.5.40.60(3)(B), 10.5.40.70, 10.5.50.10(4) and (5), 10.5.80.1(2), 10.5.80.10(2), 10.5.80.30(1), 10.5.100.1(5), 10.10.20.100(3), 10.10.40.10(1), 10.10.40.30(1)(B), 10.10.40.40(1), 10.10.40.50(1)(A)(B), 10.10.40.70(1)(2)(3), 10.10.40.80, 200.5.1, 200.5.1.10(2)(A)(B)(D) and (12), and Chapter 220, apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in (B) to (R) below;
- (B) The **lot** consists of the lands delineated by heavy lines on Diagram 1 of By-law 476-2017;
- (C) The **building** is comprised of the existing **building** and the **building** addition as shown on the attached Diagram 3 of By-law 476-2017;
- (D) The total **gross floor area** of all **buildings** and **structures** must not exceed 4,700 square metres and:
  - (i) The total **gross floor area** for residential uses must not exceed 4,410 square metres;
  - (ii) The total gross floor area for non-residential uses must be a minimum of 235 square metres and not exceed 290 square metres;
- (E) The residential **gross floor area** is comprised of 65 social housing **dwelling units** on the **lot**;
- (F) The **gross floor area** for non-residential uses must be comprised of a minimum 235 square metres for a **community centre** use that is operated by a local non-profit organization;
- (G) The height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 89.00 metres;
- (H) The total height of the **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol "H" as shown on Diagram 3 of By-law 476-2017;
- (I) Despite (H) above, parapets, green roof elements, stair shafts, roof anchors, a roof top air cooler chiller and a roof top unit for ventilation and associated mechanical penthouse and equipment overrun may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 476-2017 by 3.5 metres;
- (J) The height of the existing **building** must not exceed the height of that **building** as it existed on the date of the enactment of By-law 476-2017;
- (K) Minimum **building setbacks** must be provided as shown on Diagram 3 of By-law 476-2017;
- (L) Despite (K) above, canopies may encroach beyond the heavy lines shown on Diagram 3 of By-law 476-2017 by 1.5 metres;
- (M) Despite (K) above, benches and planters may encroach beyond the heavy lines shown on Diagram 3 of By-law 476-2017 by 3.0 metres;
  - (i) Indoor **amenity space** at a minimum of 2 square metres for each **dwelling unit**. The indoor **amenity space** may be in a multi-purpose room or rooms and at least one room must collectively contain a kitchen and a washroom;
  - (ii) Outdoor **amenity space** at a minimum of 2 square metres for each **dwelling unit**. The outdoor **amenity space** must be provided and maintained on the **lot** in a location that may or may not adjoin or be directly accessible from indoor **amenity space**;
- (N) Despite 10.10.40.50(1), **amenity space** must be provided and maintained in accordance with the following:
  - (i) Indoor **amenity space** at a minimum of 2 square metres for each **dwelling unit**. The indoor **amenity space** may be in a multi-purpose room or rooms and at least one room must collectively contain a kitchen and a washroom;
  - (ii) Outdoor **amenity space** at a minimum of 2 square metres for each **dwelling unit**. The outdoor **amenity space** must be provided and maintained on the **lot** in a location that may or may not adjoin or be directly accessible from indoor **amenity space**;
- (O) Despite regulation 230.5.10.1 (5) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following: [By-law 1387-2017]
  - (i) A minimum of 6 long-term **bicycle parking spaces** must be provided below grade for residents;
  - (ii) A minimum of 6 short-term **bicycle parking spaces** must be provided at grade for visitors;

(P) Despite 200.5.10.1(1), 200.5.10.1(5), and Section 200.15, as may be amended from time to time, **parking spaces** must be provided and maintained in accordance with the following:

(i) A minimum of five (5) **parking spaces** must be provided, subject to the following:

(a) One (1) accessible **parking space** must be provided with minimum parking dimensions of:

Length – 6.0 metres;

Width – 3.7 metres;

(b) Four (4) **parking spaces** must be provided with minimum parking dimensions of:

Length – 6.0 metres;

Width – 2.6 metres;

(Q) A minimum of 14 percent of the area of the **lot** shall be maintained as **landscaping**;

(R) A temporary sales office is permitted on the lot for a maximum of 3 years.

Prevailing By-laws and Prevailing Sections:

(A) The lands must comply with exception 900.2.10(7). [ By-law: 476-2017 ]

**(36) Exception R 36**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses listed in Article 10.10.20, the following uses are permitted within a **building** which existed on the lands on April 28, 2017:

**Retail Store;**

**Eating Establishment; and**

**Take-out Eating Establishment;**

(B) An **Eating Establishment** must comply with the specific use regulations in Section 150.100; and

(C) The uses permitted in (A) above, may only be located in the first **storey** and associated **basement** portions of the **building** which existed on April 28, 2017.

Prevailing By-laws and Prevailing Sections:

(A) The lands must comply with exception 900.2.10(7).

(B) On 1041 College St., former City of Toronto By-law 113-85. [ By-law: 421-2017 ]

**(37) Exception R 37**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For the purposes of this exception, the lands shown on Diagram 1 of By-law 1398-2017 is the **lot**;

(B) **Established Grade** is Canadian Geodetic Datum elevation of 118.38 metres;

(C) Despite regulation 10.10.40.10, no portion of any **building** or **structure** above **established grade** may exceed the maximum height in metres specified by the numbers following the letter "H" as shown on Diagram 2 of By-law 1398-2017;

(D) Despite regulation 10.5.40.10 (3), the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 5.2 metres:

(i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment.

(E) Despite regulation 10.5.50.10 (4), the minimum required **landscaping** area is 2,300 square metres; a minimum of 1,600 square metres of the required **landscaping** must be **soft landscaping**;

(F) Despite the regulations 10.10.40.70 (1), (2), and (3) the minimum **building setbacks** are shown on Diagram 2 of By-law 1398-2017;

(G) Despite (F) above, the minimum building setback for an underground parking garage from a lot line is 0.5 metres;

(H) Despite (F) above, the following **building** elements and **structures** may encroach into a required **building setback**:

- (i) eaves, canopies, cornices, lighting fixtures, awnings, architectural features, window sills, wheelchair ramps, retaining walls, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground **parking garage**;
  - (ii) balconies to a maximum of 1.0 metre;
  - (iii) uncovered patios to a maximum of 2.0 metres; and
  - (iv) uncovered patios below **established grade** to a maximum of 3.5 metres into the required **building setback** from the west **lot line**.
- (I) The total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 8,550 square metres;
- (J) The maximum number of residential **dwelling units** on the **lot** is 77;
- (K) **Amenity space** for the use of residents of all **buildings** must be provided and maintained as follows:
- (i) A minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit** must be provided in a multi-purpose room or rooms within the **building** and at least one must contain both a kitchen and a washroom; and
  - (ii) A minimum of 2.0 square metres of outdoor **amenity space** for each **dwelling unit** must be provided of which at least 180 square metres is in a location adjoining or directly accessible from the indoor **amenity space** required in (i) above.
- (L) A sales office used to sell **dwelling units** in the development is permitted for a period of 3 years from the date of the passing of By-law 1398-2017;
- (M) If a sales office in (L) above is in a newly erected **building**:
- (i) the maximum permitted **gross floor area** is 280 square metres;
  - (ii) the maximum **building** height is 4.0 metres; and
  - (iii) the minimum **building setback** from the west and south **lot lines** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1398-2017 ]

(38) Exception R 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 25 Leonard Avenue, if the requirements of this By-law 1079-2017, are complied with, none of the provisions of Clause and Regulations 10.5.50.10.(5), 10.5.100.1.(5), 10.10.40.1.(2), 10.10.40.30.(1)B), 10.10.40.40.(1), 10.10.40.70.(2), 10.10.40.70.(4)G), 200.5.10.1.(1), 220.5.10.1.(2), 230.10.1.20.(1) and 230.20.1.20.(2), apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted by the following regulations;
- (B) The **lot** consists of the land delineated by the heavy line on Diagram 1 of By-law 1079-2017;
- (C) The **building** is comprised of the existing **building A** and the new **building B** as shown on the attached Diagram 3 of By-law 1079-2017;
- (D) The total **gross floor area** of all **buildings** and **structures** must not exceed 3,820 square metres and:
  - (i) The total **gross floor area** of **building A**, as existing in the year 2017, must not exceed 3,120 square metres; and
  - (ii) The total **gross floor area** of **building B** must not exceed 700 square metres;
- (E) The **gross floor area** is comprised of 99 social housing **dwelling units** on the **lot**;
- (F) No portion of any **buildings** or **structures** on the **lot** may have a height greater than the height in metres specified by the number following the H symbol on Diagram 3 of By-law 1079-2017;
- (G) Despite (F) above, parapets, lighting fixtures, ornamental elements, chimneys, vents, stacks, transformer vaults, stair shafts, safety and wind protection elements, window washing equipment, **green roof** elements and public art features may exceed the permitted maximum height specified by the numbers following the "H" symbol as shown on Diagram 3 of By-law 1079-2017 by 2.0 metres;
- (H) Despite regulation 10.10.40.10(2) the height of the exterior **main walls** of the **building** addition on the **lot** must not exceed 12.0 metres;
- (I) Minimum **building setbacks** must be provided as shown on Diagram 3 of By-law 1079-2017;

- (J) Despite regulation 10.10.40.80(1) the distance between the **main wall** of **building A** and the **main wall** of **building B** on the **lot** must be at least 5.2 metres, save and except for stairs that serve the building as shown on Diagram 3 of By-law 1079-2017;
- (K) Despite (I) and (J) above, the following may encroach beyond the heavy and dashed lines shown on Diagram 3 of By-law 1079-2017 by 2.4 metres: canopies, cornices, awnings, trellises, eaves, window sills, lighting fixtures, public art and stair enclosure related to **building A**;
- (L) The stair enclosure as shown on Diagram 3 of By-law 1079-2017 must be a minimum distance of 2.1 metres from the **rear lot line**;
- (M) Despite regulation 101.10.40.50(1) **amenity space** for all social housing **dwelling units** in **building A** and **building B** must be provided and maintained in accordance with the following:
  - (i) Indoor **amenity space** must equal a minimum of 240 square metres and may be in a multipurpose room or rooms and at least one room must contain a kitchen and a washroom; and
  - (ii) Outdoor **amenity space** must equal a minimum of 120 square metres and must be provided and maintained on the **lot** and in a location that may or may not adjoin or be directly accessible from indoor **amenity space**;
- (N) Despite regulation 230.5.10.1(5) **bicycle parking spaces** for all social housing **dwelling units** in **building A** and **building B** must be provided and maintained on the **lot** in accordance with the following:
  - (i) A minimum of 48 long-term **bicycle parking spaces** must be provided within the **buildings**; and
  - (ii) A minimum of 20 short-term **bicycle parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections: [ By-law: 1079-2017 ]

(39) Exception R 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 2525 Bathurst Street, if the requirements in Section 5 and Schedule A of By-law 510-2018 are complied with, none of the provisions of 10.5.40.10(1) and 10.5.40.40(1) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in compliance with (B) to (L) below;
- (B) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 178.75 metres and the elevation of the highest point of the building;
- (C) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the numerical value in metres following the letter "HT" and, where indicated, the numerical number of **storeys** following the letters "ST" within the areas delineated on Diagram 3 of By-law 510-2018;
- (D) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 11,400 square metres;
- (E) Despite Clause 10.10.40.70, the required minimum **building setbacks** are those shown on Diagram 3 of By-law 510-2018;
- (F) Despite Clause 10.5.40.60, the following **building** elements and **structures** are permitted to encroach into the required **building setback** areas beyond the heavy lines and building envelopes, specified in Diagram 3 of By-law 510-2018:
  - (i) eaves, cornices, lighting fixtures, fences and safety railings, trellises, balustrades, chimneys, vents, wheelchair ramps, retaining walls, landscape features, privacy screens, ornamental structures, frames, underground garage ramps, walkways, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, stair landings, decks, planters, public art features, cladding, and architectural features;
  - (ii) platforms such as balconies may project a maximum of 1.8 metres beyond the heavy lines and **building** envelopes specified on Diagram 3;
  - (iii) canopies which may encroach a maximum of 3 metres beyond the heavy lines and **building** envelopes specified on Diagram 3;
- (G) Despite Clause 10.5.40.10, the following **building** elements and **structures** are permitted to project vertically above the height limits specified in Diagram 3 of By-law 510-2018:
  - (i) parapets, guardrails, railings, balustrades, stairs, stair enclosures, privacy screens, flues, vents and air intakes, trellises, eaves, frames, ornamental or architectural elements, insulation and roof surface materials, landscape elements, lighting fixtures, solar panels and solar hot water heaters, communications equipment, lightning rods, window washing equipment, and elements or structures on

the roof of the building used for green roof, drainage, safety or wind protection by a maximum of 2.0 metres above the height specified by the numbers following the "H" as shown on attached Diagram 3;

- (H) Despite regulation 10.5.50.10(4) a minimum of 24 percent of the **lot** area must be used for **landscaping** of which 10 percent must be **soft landscaping**;
- (I) Despite regulation 200.5.1.10.1(1), **parking spaces** must be provided and maintained in accordance with the following minimum standards:
  - (i) Minimum of 0.61 **parking spaces** per **dwelling unit** for residents, of which a minimum of 2 **parking spaces** must be for car share purposes; and
  - (ii) Minimum 0.10 **parking spaces** per **dwelling unit** for visitors;
- (J) Despite regulation 200.15.10(1), a minimum of 5 accessible **parking spaces** are required;
- (K) Despite regulation 220.5.10.1, a minimum of 1 Type "G" **loading space** must be provided; and
- (L) The following regulations do not apply:
  - (i) 5.10.40.70 (2) Setbacks, Parts of a Building or Structure to which a Required Building Setback Applies; and
  - (ii) 10.10.40.30(1)(B) Building Depth.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 510-2018 ]

(40) Exception R 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 14 Dewhurst Boulevard, none of the requirements of 10.5.50.10.(5), 10.5.60.10.(1), 10.5.80.30.(1), 10.5.100.1, 10.10.40.30.(1), 10.10.40.80.(1), 200.5.1.10.(12) and 200.15 shall prevent the erection or use of an **apartment building**, including **ancillary buildings** or **structures**, and any addition or enlargement provided that the requirements of (B) to (P) below are met;
- (B) Despite 10.5.40.70 and 10.10.40.70, a **building** or **structure** must be located entirely within the area delineated by heavy lines on Diagram 3 of By-law 1086-2018;
- (C) Despite Regulation 10.10.40.10.(1), any **building** or **structure** erected on the lands must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 1086-2018 with the exception of the following:
  - (i) Mechanical equipment and any associated enclosure **structures**, parapets, generators, guard rails, railings and dividers, pergolas, trellises, screens, gates, stairs, stair enclosures, landings, wheel chair ramps, platforms abutting pedestrian entrances, bicycle racks, bollards, window washing equipment, lightning rods, architectural features, elements of a **green roof** are permitted to extend a maximum of 4 metres above the heights shown on Diagram 3 of By-law 1086-2018; and
  - (ii) Any **park** elements within the portion of the **lot** identified as "Land to be conveyed to the City for a public park" on Diagram 3 attached to By-law 1086-2018;
- (D) Despite (B) above and the requirements of 10.5.40.60, the following may encroach into a required **building setback** shown on Diagram 3 of By-law 1086-2018 as follows:
  - (i) Awnings and canopies to a maximum of 3.0 metres;
  - (ii) Doors, cornices, ornamental elements, parapets, architectural flutes, pillars, pergolas, trellises, eaves, ventilation shafts, guardrails, balustrades, railings, wheel chair ramps, columns, piers, window sills, light fixtures, to a maximum of 1.2 metres; and
  - (iii) Balconies, platforms, and/or terraces are permitted to encroach to a maximum of 2.1 metres;
- (E) Despite Regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum of 115.17 metres and the elevation of the highest point of the **building**; [By-law 251-2019]
- (F) Despite Regulation 10.10.40.40.(1), the total **gross floor area** of all **buildings** and **structures** erected on the lot must not exceed 3,600 square metres;
- (G) A maximum of 32 **dwelling units** are permitted, of which a minimum of 21 must be two-bedroom **dwelling units** and a minimum of 5 must be three-bedroom **dwelling units**;
- (H) Despite Regulations 10.5.50.10.(4) a minimum of 110.1 square metres of **soft landscaping** is required to be provided on the **lot**, excluding the portion of the **lot** identified as "Land to be conveyed to the City for a public park" on Diagram 3 attached to By-law 1086-2018;

- (I) Despite Regulation 10.10.40.50.(1), residential **amenity space** must be provided and maintained as follows:
  - (i) A minimum of 35.9 square metres as indoor **amenity space**; and
  - (ii) No outdoor **amenity space** is required;
- (J) Despite Regulations 200.5.10.1(1), **parking spaces** must be provided and maintained on the **lot** as follows:
  - (i) 24 **parking spaces** for occupants of the **dwelling units**, which may be provided as **stacked parking spaces**; and
  - (ii) 1 **parking spaces** for visitors, which is to be located on the surface of the **lot**;
- (K) Despite Regulation 200.5.1.10.(2) and 200.5.1.10.(4), **stacked parking spaces** must have the following minimum dimensions:
  - (i) a minimum length of 5.2 metres;
  - (ii) a minimum width of 2.5 metres, and may be obstructed on one or both sides without an increase in the minimum required width;
  - (iii) a minimum vertical clearance of 1.5 metres; and
  - (iv) a platform of such **stacked parking space** may have dimensions of not less than 5.0 metres in length and 2.5 metres in width;
- (L) Despite Regulation 200.5.1.10.(2), the one surface **parking space** required for visitors may have a minimum width of 2.48 metres, and may be obstructed on one or both sides without an increase in the minimum required width;
- (M) Despite Regulation 10.5.100.1:
  - (i) For **stacked parking spaces**, the driveway width for each **stacked parking space** is a maximum of 6 metres; and
  - (ii) For the visitor **parking space** located on the surface of the **lot**, the driveway width is a maximum of 3.5 metres;
- (N) Despite Regulation 220.5.10.1.(2), no Type "G" **loading space** is required;
- (O) Despite Regulation 230.10.1.20.(1), long-term **bicycle parking spaces** may be located in storage lockers; and
- (P) A minimum of 41 **bicycle parking spaces** must be provided and maintained for the **dwelling units** in accordance with the following:
  - (i) A minimum of 33 long-term **bicycle parking spaces**; and
  - (ii) A minimum of 8 short-term **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1086-2018 ]

**(41) Exception R 41**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 666 Spadina Avenue, if the requirements in Section 6 and Schedule A of By-law 1249-2018 are complied with, none of the provisions of 10.10.40.10(1) and 10.10.40.40(1) apply to prevent the erection and use of a **building, structure**, addition or enlargement permitted in compliance with (B) to (W) below;
- (B) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 111.10 metres and the elevation of the highest point of the **building**;
- (C) Despite regulation 10.10.40.10(1) the height of any **building** or **structure** on the **lot** must not exceed the maximum height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1249-2018;
- (D) Despite regulation 10.5.50.10(4) the **lot** must have:
  - (i) a minimum 45 percent of the area of the **lot** for **landscaping**; and
  - (ii) a minimum of 65 percent of the **landscaping** area required in (i) above, must be **soft landscaping**;
- (E) A minimum of 725 square metres of privately owned publicly accessible open space, and one privately owned publicly accessible pedestrian walkway easement must be provided on the lot generally in the locations as shown on Diagram 3 of By-law 1249-2018;
- (F) In addition to the uses permitted pursuant to Section 10.10.20.10(1) the following uses are also permitted within Building A, as shown on Diagram 3 of By-law 1249-2018 **art gallery, artist studio, automated banking**

**machine, eating establishment, financial institution, personal service shop, office, retail store, recreation use, or take-out eating establishment;**

- (G) Despite regulation 10.10.20.100(12), more than one **retail store** is permitted within Building A as shown on Diagram 3 of By-law 1249-2018, provided:
- (i) the total **gross floor area** of all **retail stores** does not exceed 700 square metres; and
  - (ii) **retail stores** are located on the first **storey**;
- (H) Regulation 10.10.40.30(1)(B), with respect to **building depth**, does not apply;
- (I) Despite regulation 10.10.40.40(1), the maximum **gross floor area** of all **buildings** and structures is 30,600 square metres and:
- (i) the total **gross floor area** for Building A as shown on Diagram 3 of By-law 1249-2018 must not exceed 10,400 square metres, of which a maximum of 9,700 square metres may be used for residential uses and a maximum of 700 square metres may be used for non-residential uses; and
  - (ii) the total **gross floor area** for Building B as shown on Diagram 3 of By-law 1249-2018 must not exceed 20,200 square metres;
- (J) Despite regulation 10.10.40.50(1) **amenity space** for all **dwelling units** in Building A and Building B as shown on Diagram 3 of By-law 1249-2018 must be provided in accordance with the following:
- (i) a minimum of 860 square metres of indoor **amenity space** must be provided and maintained on the **lot**, consisting of a multi-purpose room or rooms that must include food preparation and sanitary facilities; and
  - (ii) a minimum of 1,237 square metres of outdoor **amenity space** that does not have to be adjoining or be directly accessible from the indoor **amenity space**;
- (K) Despite regulations 10.5.40.70(1) and 10.10.40.70 the required minimum **building setbacks** are shown on Diagram 3 of By-law 1249-2018;
- (L) Despite clause 10.5.40.60 the following building elements are permitted to encroach into the required setbacks:
- (i) balustrades, eaves, cornices, guardrails, ornamental elements, lighting fixtures, transformer vault, trellises, window sills, vents, stairs, railings, and wheelchair ramps, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage;
  - (ii) balconies may project a maximum of 1.8 metres beyond the heavy lines and **building envelopes** specified on Diagram 3 of By-law 1249-2018; and
  - (iii) canopies may encroach into the required setbacks but must be located within the areas delineated by the dashed lines as identified on Diagram 4 of By-law 1249-2018;
- (M) Despite clause 10.5.40.10 the following **building** elements and **structures** are permitted to project vertically beyond the height limits specified in Diagram 3 of By-law 1249-2018;
- (i) parapets, antennas, elevator overruns, guardrails, railings, balustrades, stairs, stair enclosures, privacy screens, flues, vents and air intakes, trellises, eaves, frames, ornamental or architectural elements, insulation and roof surface materials, landscape elements, lighting fixtures, solar panels and solar hot water heaters, communications equipment, lightning rods, window washing equipment, and elements or structures on the roof of the building used for outside or open air recreation, green roof, drainage, safety or wind protection purposes which may project a maximum of 2.0 metres above the height specified by the numbers following the "HT" beyond the heights specified on Diagram 3;
- (N) Despite regulation 10.5.40.10(3) no projection, other than those permitted in (M) above, are permitted beyond the height specified by the numbers following the "HT" as shown on Diagram 3 of By-law 1249-2018: for the area labeled "Top of Mechanical Penthouse";
- (O) Regulation 10.5.40.10(4)(A), regarding the functional operation area of a building does not apply;
- (P) Despite regulation 200.5.1(3) the minimum **drive aisle** width may be 5.48 metres;
- (Q) Despite clause 200.5.1.10(2)(B) and (D), a **parking space** existing on July 27, 2018 in the underground garage may have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 2.6 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (R) Despite the parking rates in Table 200.5.10.1 and regulation 200.5.1.10.1(1) **parking spaces** for all residential units on the lot must be provided as follows:
- (i) a minimum of 159 **parking spaces** for residents;



- (ii) a minimum of 37 **parking spaces** for residential visitors; and
- (iii) no **parking spaces** are required for non-residential uses;
- (S) Despite (R) above, if Building A contains fewer than 133 **dwelling units**, the number of **parking spaces** required in (R) above may be reduced by 0.34 **parking spaces** for each **dwelling unit** that is reduced;
- (T) Despite regulation 200.15.1(1) and 200.15.1.5 an accessible **parking space** may:
  - (i) have a vertical clearance of 2.0 metres; and
  - (ii) a **parking space** does not have to be located closest to a main pedestrian access to a **building**;
- (U) Despite regulation 220.5.10 one **loading space - Type C**, and one **loading space - Type G** must be provided on the **lot**;
- (V) Despite regulation 230.5.1.10(6) and (9), and 230.5.10.1(1) and (5) **bicycle parking spaces** for all **dwelling units** in Building A and Building B must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of one hundred and fourteen (114) **bicycle parking spaces** – long-term must be provided within Parking level 1 and Parking level 2;
  - (ii) a minimum of forty-six (46) **bicycle parking spaces** – long-term must be provided at grade;
  - (iii) a minimum of fourteen (14) **bicycle parking spaces** – short-term shall be provided at grade; and
  - (iv) no **bicycle parking spaces** are required for non-residential uses;
- (W) Despite regulation 5.10.40.70(2), setbacks below grade do not apply; and
- (X) Section 600.10, with respect to tall building regulations in the Downtown does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1249-2018 ]

(42) Exception R 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of Section 5 and Schedule A of By-law 1348-2018(LPAT) are complied with then none of the Clauses and Regulations apply to prevent the erection of a **building** or **structure** in compliance with (B) to (BB) below;
- (B) **Established grade** is Canadian Geodetic Datum elevation of 159.95 metres;
- (C) Despite Clause 10.10.40.10(1) and 10.10.40.10(8), no part of a **building** may exceed the maximum **building** height in metres, indicated by the number following the letters HT for the maximum number of **storeys** indicated by the number following the letters ST on Diagram 3 of By-law 1348-2018(LPAT);
- (D) Despite Section 4(C) above and Section 4(F) below, for each of Building A and Building B shown on Diagram 3 of By-law 1348-2018(LPAT), the building roof area must not exceed 715 square metres and the total area of the mechanical penthouse for each of Building A and Building B must not cover more than 63 percent of the area of the **building** roof;
- (E) Despite Sections 4(C) and 4(D) above and Clause 10.5.40.10, the following elements of a **building** may exceed the maximum permitted **building** height as follows:
  - (i) 1.5 metres for parapets, guard rails, railings and stairs, window washing equipment, architectural features, elements of a **green roof**;
  - (ii) 6.0 metres for a stair enclosure related for the below-grade **parking garage**, dividers, trellises, screens, and architectural roof canopies on both existing and new buildings;
  - (iii) 2.1 metres for pipes, vents chimneys and lightning rods above the height of the mechanical penthouse; and
  - (iv) 11.0 metres for architectural entrance canopies below the third storey on both the existing and new buildings;
- (F) Despite 10.10.40.70(3)(C), all portions of a **building** or **structure** above ground must be located within the areas delineated as **building setback line** on Diagram 3 of By-law 1348-2018(LPAT);
- (G) Despite Section 4(F) above and Clauses 10.5.40.50, 10.5.40.60 and 5.10.40.70.(1) the following elements of a **building**, above or below-ground, may extend into a required **building setback line**, shown on Diagram 3 of By-law 1348-2018(LPAT), as follows:
  - (i) 2.0 metres for light fixtures, ornamental elements, patios, decks, terraces, planters, ventilation shafts, stairs, stair enclosures, wheelchair ramps, awnings and cornices;

- (ii) 5.0 metres for canopies;
  - (iii) **Parking garage** ramps and associated **structures** below-ground; and
  - (iv) Exterior enclosed stairwells for below-ground **parking garage** if it is no closer to a lot line than 1.2 metres;
- (H) Despite Clause 10.10.40.40.(1)(A), the total **gross floor area** of all **buildings** or **structures** on the lands shown on Diagram 1 must not exceed 66,500 square metres;
- (I) Despite Clauses 10.5.40.20, 10.5.40.30, 10.10.40.30.(1)(B) and 10.10.40.1.(5)(B), the required **building length** and, **building depth** do not apply, provided that the **buildings** comply with the **building length** and **building depth** indicated on Diagram 3 of By-law 1348-2018(LPAT);
- (J) Despite Clause 10.10.40.1(2), a maximum of four residential **buildings** are permitted on the lands as indicated on Diagram 3 of By-law 1348-2018(LPAT);
- (K) Despite Clauses 10.5.40.70 and 10.5.40.71, the minimum **front yard setback** for any new **building** or **structure** erected on the lands shown on Diagram 1 after the date that By-law 1348-2018(LPAT) comes into force and for any **existing buildings** or **structures** erected before the date of By-law 1348-2018(LPAT) is indicated on Diagram 3 of By-law 1348-2018(LPAT);
- (L) Despite Clause 10.10.40.80.(1)(B), the distance between **main walls** of the **apartment buildings** is indicated on Diagram 3 of By-law 1348-2018(LPAT);
- (M) Despite Clause 10.5.50.10(4), the combined **soft landscape** and **landscape** requirements must be not less than 30 percent of the area of the lands shown on Diagram 1 of By-law 1348-2018(LPAT);
- (N) Despite Clause 10.5.50.10.(5), no strip of **soft landscaping** is required along the southerly **lot line**;
- (O) Despite Clause 10.10.40.50.(1)(A), indoor **amenity space** must be provided on the lands shown on Diagram 1 of By-law 1348-2018(LPAT) for the use of all residents of such lands at a minimum of 1.7 square metres for each new **dwelling unit** erected on the lands after the date of By-law 1348-2018(LPAT) and, outdoor **amenity space** must be provided on the lands shown on Diagram 1 for the use of all residents of such lands at a minimum of 2.4 square metres for each new **dwelling unit** erected on the lands after the date of By-law 1348-2018(LPAT), of which:
- (i) A minimum of 518 square metres of indoor **amenity space** and 661 square metres of outdoor **amenity space**, portions of which are contiguous, are provided respectively in or adjacent to Building A and/or Building C shown on Diagram 3; and
  - (ii) A minimum of 395 square metres of indoor **amenity space** and 707 square metres of outdoor **amenity space**, portions of which are contiguous, are provided respectively in or adjacent to Building B and/or Building D shown on Diagram 3;
- (P) For clarity, other than the indoor and outdoor **amenity space** required in Section 4 (O) above, no additional indoor or outdoor **amenity space** is required for the existing **buildings** erected on the lands shown on Diagram 1 before the date of By-law 1348-2018(LPAT), provided that the indoor **amenity space** in Buildings A and B shown on Diagram 3 and the outdoor **amenity space** on the lands shown in Diagram 1 is provided for the use of all **buildings** and all residents of such buildings on the lands shown on Diagram 1;
- (Q) Despite Clauses 200.5.1.10.2.(A)(iv), 200.5.10.1.(1), and 200.15.1.5.(1) the minimum required number of **parking spaces** for residents of the lands shown on Diagram 1 and their visitors must be located in a below ground **parking garage** as follows:
- (i) A total of 118 **parking spaces** for the use of residents of **dwelling units** in the **buildings** erected before the date of By-law 1348-2018(LPAT), of which 86 **parking spaces** must be exclusively resident **parking spaces** and 32 must be visitors **parking spaces**; and
  - (ii) In addition to the **parking spaces** required in (i) above, for **buildings** erected on the lands shown on Diagram 1 after the date of By-law 1348-2018(LPAT) a minimum of:
    - (a) 0.35 **parking spaces** for each new **dwelling unit** erected after the date of By-law 1348-2018(LPAT) must be provided exclusively as residents **parking spaces**; and
    - (b) 0.1 parking spaces for each new **dwelling unit** erected after the date of By-law 1348-2018(LPAT) must be provided as visitor **parking spaces**;
  - (iii) Accessible **parking spaces** may be located at different levels of the below grade **parking garage**;
- (R) Despite Section 4(Q) above, the **parking space** requirements for the existing **buildings**, may be provided off-site during the construction of the new buildings, for a period not to exceed three years from the date of By-law 1348-2018(LPAT);

- (S) A maximum of 10 percent of the required **parking spaces** may have a minimum length of 5.0 metres and a minimum width of 2.3 metres, if the **parking space** is accessed by a **drive aisle** that has a minimum width of 6.0 metres;
- (T) Despite Clauses 10.5.80.10(3) and 10.10.20.10.(1) and 4 (Q) above, all required visitor **parking spaces** may be used for **public parking** and charging for visitor parking is permitted;
- (U) Despite Clause 10.5.80.10(9)(B), commercial **vehicles** may be permitted to be parked above-ground;
- (V) Despite Clauses 10.5.100.1(4), **driveway** access to the **buildings** erected before the date of By-law 1348-2018(LPAT) on the lands shown on Diagram 1 may have a maximum total width of 12.0 metres;
- (W) **Bicycle parking spaces** must be provided and maintained on the lands shown on Diagram 1 for the use of all residents of such lands, as follows:
  - (i) 0.9 long-term **bicycle parking spaces** for each **dwelling unit** erected on such lands after the date of By-law 1348-2018(LPAT); and
  - (ii) 0.1 short-term **bicycle parking spaces** for each **dwelling unit** erected on such lands after the date of By-law 1348-2018(LPAT);
- (X) Despite Clauses 230.5.1.10(9)(B)(iii), 230.10.1.20(2) and 230.5.1.10(9)(B), required **bicycle parking spaces** are permitted to be located on lower levels of the below-ground **parking garage**;
- (Y) Despite Clause 220.5.10.1, a minimum of one Type "G" **loading space** must be provided and maintained on the lands shown on Diagram 1;
- (Z) A temporary sales office, used exclusively for the initial sale and/or initial leasing of **dwelling units** on the lands shown on Diagram 1, is permitted for a period of time not to exceed three years from the date of By-law 1348-2018(LPAT);
- (AA) The portion of the **building** identified as having a maximum height of 1.2 metres (HT 1.2 metres) on Diagram 3 of By-law 1348-2018(LPAT) must only be used for a **green roof**; and
- (BB) This exception applies to all of the lands collectively indicated on Diagram 1 of By-law 1348-2018(LPAT) regardless of future severance, partition or division, including stratified severance.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1348-2018 ]

(43) Exception R 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 37 Mitchell Avenue in 1979, **public parking** and a **vehicle** service station are permitted if they are located within a **building** that existed on the lands on November 1, 1979; and [TO: 438-86; 12 (1) 148]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86.

(44) Exception R 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 45 Oaklands Avenue and part of 131 Farnham Avenue, as outlined by heavy black lines on Diagram 1 of By-law 417-2020(OMB), nothing will prevent the erection or use of **buildings, structures**, additions or enlargements permitted in compliance with (B) to (Z) below;
- (B) A maximum of 20 **dwelling units** in **townhouse buildings** are permitted;
- (C) Despite regulations 5.10.40.70(1) and 10.5.40.70(1), and Clause 10.10.40.70, minimum required **building setbacks** are as shown on Diagram 3 of By-law 417-2020(OMB);
- (D) Despite regulation 10.5.40.10(1), the height of a **building** shown as Block 1 on Diagram 3 of By-law 417-2020(OMB) is the distance between the Canadian Geodetic Datum elevation of 130.39 metres and the elevation of the highest point of the **building**;

- (E) Despite regulation 10.5.40.10(1), the height of a **building** shown as Block 2 on Diagram 3 of By-law 417-2020(OMB) is the distance between the Canadian Geodetic Datum elevation of 128.25 metres and the elevation of the highest point of the **building**;
- (F) Despite regulation 10.5.40.10(1), the height of **buildings** shown as Block 3 and 4 on Diagram 3 of By-law 417-2020(OMB) is the distance between the Canadian Geodetic Datum elevation of 126.22 metres and the elevation of the highest point of the **buildings**;
- (G) Despite regulation 10.10.40.10(1), no portion of any **building** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 417-2020(OMB);
- (H) Despite (G) above, and regulation 10.5.40.10(2):
  - (i) the following additional **structures** on the roof of the **building** may exceed the permitted height by 1.5 metres: railings, parapets, balustrades, window sills, guardrails, terraces, platforms, elevated decks, wheelchair ramps, retaining walls, outdoor furniture, skylights, planters, and outdoor fireplace;
  - (ii) the following additional **structures** on the roof of the **building** may exceed the permitted height by 1.8 metres: partition dividing outdoor recreational areas, fences, privacy screens, architectural screens, garbage screen walls, transformer vaults, lightning rods, safety or wind protection purposes, pillars and gates; and
  - (iii) the following additional **structures** on the roof of the **building** may exceed the permitted height by 3.0 metres: eaves, canopies, awnings, cornices, lighting fixtures, architectural features, trellises, window washing equipment, stacks, exhaust flues, ornamental elements, architectural elements, landscape elements, roof access hatches, public art features, and elements or structures on the roof of the building used for outside or open air recreation;
- (I) Despite clause 10.5.50.10, a minimum of 1,500 square metres of the **lot** must be for **landscaping**, and a minimum of 1,000 square metres of the **landscaping** must be for **soft landscaping**;
- (J) Despite regulation 10.10.20.10(1), an office for the purpose of selling **dwelling units** in the development is permitted;
- (K) Despite regulation 10.10.40.40(1), the maximum permitted **gross floor area** is 7,000 square metres;
- (L) Despite regulation 10.5.40.40(3), the **gross floor area** of **residential buildings** on the **lot** may be reduced by:
  - (i) **parking spaces, bicycle parking spaces and drive aisles**;
  - (ii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
  - (iii) elevator shafts;
  - (iv) garbage shafts;
  - (v) mechanical penthouse; and
  - (vi) exit stairwells in the **building**;
- (M) Despite regulation 200.5.1.10(2), the required minimum **parking space** width is 2.6 metres;
- (N) Despite clauses 200.5.10.1 and 200.20.10, **parking spaces** must be provided as follows:
  - (i) 19 **parking spaces** for residents;
  - (ii) 2 **parking spaces** residential visitors;
  - (iii) 1 **parking space** for the existing heritage building as shown on Diagram 3 of By-law 417-2020(OMB);
- (O) Despite regulation 10.5.80.10(6), 3 **parking spaces** may be located in a **side yard** that abuts a **street** for residential visitors and the existing heritage **building** as shown on Diagram 3 of By-law 417-2020(OMB);
- (P) Despite regulation 200.10.1 (1), **driveways** or **drive aisles** that provide **vehicle** access to a visitor **parking space** do not have to be clearly identified;
- (Q) Despite regulation 200.15.10 (1), no accessible **parking spaces** are required;
- (R) Despite regulation 230.5.10.1(1), no **bicycle parking spaces** are required;
- (S) Regulation 10.5.40.10(4), with respect horizontal limits on elements for functional operation of a **building**, does not apply;
- (T) Regulation 10.10.40.1(2), with respect to number of **residential buildings** on a **lot**, does not apply;
- (U) Regulation 10.10.40.1(4), with respect to minimum width of a **dwelling unit**, does not apply;
- (V) Regulation 10.10.40.1(5), with respect to maximum height of specific pairs of **main walls**, does not apply;
- (W) Regulation 10.10.40.10(2), with respect to **building** orientation to a **street**, does not apply;
- (X) Regulation 10.10.40.30(1) and clause 10.5.40.30, with respect to **building depth**, do not apply;
- (Y) Clause 10.5.40.60, with respect to permitted encroachments, does not apply; and

(Z) Clause 10.10.40.80, with respect to separation between **main walls**, does not apply.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86. [ By-law: 417-2020(OMB) ]

(45) Exception R 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 1066-1078 Dovercourt Rd. even and inclusive, and 1009 Dupont St. in 1981, a **personal service shop**, dry cleaning shop, medical office, **financial institution**, post office, **service shop**, **day nursery**, and **place of assembly** that is a union hall are permitted, if:

- (i) the use is located on the ground floor of the **building**;
- (ii) the **gross floor area** pertaining to the use does not exceed a floor space index of 1.0;
- (iii) the **gross floor area** pertaining to permitted residential uses does not exceed a floor space index of 1.0;  
and
- (iv) the **gross floor area** of uses permitted in (A) and permitted residential uses does not exceed a floor space index of 1.5. [TO: 438-86; 12 (1) 151]

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception R 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 1080 Dovercourt Rd. in 1981, a **laboratory** is permitted; and [TO: 438-86; 12 (1) 169]
- (B) On the lands municipally known as 1080 Dovercourt Rd., 1089, 1089A, 1091, 1097 Dovercourt Rd. in 1981, a **personal service shop**, dry cleaning shop, medical office, **financial institution**, post office, **service shop**, **day nursery**, and **place of assembly** that is a union hall are permitted, if:
  - (i) the use is located on the ground floor of the **building**;
  - (ii) the **gross floor area** pertaining to the use does not exceed a floor space index of 1.0;
  - (iii) the **gross floor area** pertaining to permitted residential uses does not exceed a floor space index of 1.0;  
and
  - (iv) the **gross floor area** of uses permitted in (A) and permitted residential uses does not exceed a floor space index of 1.5. [TO: 438-86; 12 (1) 151]

Prevailing By-laws and Prevailing Sections: (None Apply)

(48) Exception R 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 155 Wellesley Street East, despite former City of Toronto By-law 22751, if the requirements of By-law 1183-2018 are complied with, a **building** or **structure** may be constructed in compliance with regulations (B) to (K) below;
- (B) The **lot** consists of the land delineated by the heavy line on Diagram 1 of By-law 1183-2018;
- (C) Despite clauses 10.10.20.10 and 10.10.20.100, a medical office, and a **retail store** are permitted uses within the areas of the **building** delineated by heavy lines shown on Diagram 3 of By-law 1183-2018;
- (D) Despite regulation 10.10.40.40(1), the aggregate of the residential **gross floor area** and non-residential **gross floor area** of **buildings** and **structures** as shown on Map 1 shall not exceed 10,000 square metres, excluding the underground parking garage, provided that the non-residential **gross floor area** of buildings and structures shall not exceed 2,500 square metres within the areas of the **building** delineated by heavy lines shown on Diagram 3 of By-law 1183-2018;

- (E) Despite regulations 5.10.40.70(1) or (2), 10.5.40.70(1) and (2), 10.5.100.1(5), and clauses 10.5.40.60, 10.10.40.70 and 10.10.40.80, no portion of any **building** or **structure** may be located outside the area delineated by heavy lines shown on Diagram 3 of By-law 1183-2018 with the exception of:
- (i) architectural features, balconies, terraces, awnings, canopies, light fixtures, parapets, art and landscape features, patios, decks, pillars, trellises, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, fences, frames, screens, window washing equipment, walkways, transformer vaults, wheelchair ramps and site servicing features which may extend by no more than 2.0 metres beyond the heavy lines shown on Diagram 3;
- (F) Despite clause 10.10.40.10, no portion of any new **building** or **structure** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1183-2018 with the exception of:
- (i) access ladder, architectural features, balustrades, chimney and flue stacks, communications equipment, cooling towers, doors, eaves, elements of a **green roof** including **green roof** servicing enclosures, guard rails, insulation and roof surface materials, **landscaping** features, light fixtures, lightning rods, parapets, railings and dividers, roof drainage, roof hatch, screens, trellises, vents and air intakes and window washing equipment which may exceed the height in metres specified by the numbers following the symbol HT of Diagram 3 by no more than 2.7 metres;
- (G) Despite Regulations 10.5.50.10(4) and (5), a minimum of 18 percent of the area of the **lot** must be for **landscaping** and a minimum of 50 percent of the required **landscaping** area must be **soft landscaping**;
- (H) Despite Regulation 10.10.40.50(1), 53 square metres of indoor **amenity space** and 100 square metres of outdoor **amenity space** must be provided and maintained on the **lot**. Such outdoor **amenity space** is not required to be in a location adjoining or directly accessible to the indoor **amenity space**;
- (I) Despite Regulations 200.5.1(3) and 200.5.1.10(2), a maximum of 72 existing below-grade **parking spaces** and existing **drive aisle** are permitted within their existing dimensions as of the date of passing of this By-law;
- (J) Despite Regulation 200.5.1.10(2), a maximum of 14 **parking spaces** may be obstructed which do not provide for an increased width of 0.3 metres on either side; and
- (K) Despite Chapter 220, a minimum of one **loading space** – Type G must be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) former City of Toronto By-law 22751. [ By-law: 1183-2018 ]

(49) Exception R 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.10.40.40(1) the permitted maximum **gross floor area** is 1,650 square metres;
- (B) Despite regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 155.35 metres and the highest point of the **building**;
- (C) Despite regulation 10.10.40.10(1) the permitted maximum height is 12.5 metres;
- (D) Despite regulation 10.10.40.10(2) the permitted maximum height of the exterior portion of **main walls** for a **residential building**, other than an **apartment building** is 10.0 metres above Canadian Geodetic Datum elevation of 155.35 metres for either (i) or (ii) below;
- (i) for no less than 60 percent of the total width of:
    - (a) all front **main walls**; and
    - (b) all rear **main walls**; or
  - (ii) all side **main walls**:
    - (a) for no less than 60 percent of the total width of the side **main walls** facing a **side lot line** that abuts a **street**; and
    - (b) for no less than 100 percent of the total width of the side **main walls** that do not face a **side lot line** that abuts a **street**;
- (E) Despite regulations 10.5.40.10 (3) and (4), the following may project above the permitted maximum height:
- (i) access hatches, air shafts, sky lights may project a maximum of 1.0 metres; and
  - (ii) elevator equipment and elevator upstands may project a maximum of 1.0 metres;

- (F) Despite regulation 10.10.30.20(1) the required minimum **lot frontage** is 5.0 metres for each **townhouse dwelling unit**;
- (G) Despite regulation 10.10.40.1(4) the required minimum width of a **dwelling unit** in a **townhouse** is 5.0 metres;
- (H) Despite regulation 10.5.40.70(1) and clause 10.10.40.70 the minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3, attached to By-law 1163-2018;
- (I) Despite clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** in Diagram 3 as follows:
  - (i) Covered or uncovered decks, porches, patios or other similar platforms and associated structures, canopies, canopy support structures, roofs, awnings or similar structures above a platform may encroach a maximum of 3.5 metres;
  - (ii) Exterior stairs including landing, may encroach a maximum of 4.5 metres; and
  - (iii) The eaves of a roof may encroach a maximum of 0.5 metres;
- (J) Despite regulations 10.5.50.10(1) and (3), **landscaping** must be provided as follows:
  - (i) a minimum of 38.5 percent of the **front yard** will be provided as **landscaping** with a minimum of 50 percent of the **front yard landscaping** provided as **soft landscaping**; and
  - (ii) a minimum of 50 percent of the **rear yard** must be **soft landscaping**;
- (K) Despite regulation 10.10.40.30(1), the maximum permitted **building depth** is 20.0 metres;
- (L) Regulation 10.10.80.40(1) with respect to garage entrances in a **front wall** does not apply; and
- (M) Despite regulation 10.5.100.1(1) the permitted maximum width of **driveways** is as shown on Diagram 3 attached to By-law 1163-2018.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1163-2018 ]

(50) Exception R 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between Canadian Geodetic Datum elevation of 122.20 metres and the elevation of highest point of the **building**;
- (B) Despite regulation 10.5.40.60(1)(F), balconies located at the second storey on the east façade of the **building** may encroach into the required minimum **side yard setback** a maximum of 3.5 metres;
- (C) Despite regulation 10.5.40.60(2)(B), canopies located on the north and west façades of the **building** may encroach into a required minimum **building setback** a maximum of 1.5 metres;
- (D) Despite regulation 10.5.50.10(3)(A), a minimum of 57 percent of the **rear yard** must be **soft landscaping**;
- (E) Despite regulation 10.5.100.1(3)(B), a **driveway** may have a maximum total width of 6.1 metres;
- (F) Despite regulation 10.10.20.40(1), the permitted **residential building** type is restricted to **townhouse**;
- (G) Despite regulations 10.10.30.20(1)(B) and 10.10.30.20(1)(C)(ii)(b), the required minimum **lot frontage** is 4.5 metres for each **dwelling unit**;
- (H) Despite regulation 10.10.40.1(4)(A), the required minimum width of a **dwelling unit** in a **townhouse** is 4.5 metres;
- (I) Despite regulation 10.10.40.10(1)(A), the permitted maximum height is as shown on Diagram 7 of By-law 799-2018;
- (J) Despite regulation 10.10.40.10(2) regarding the height of **main walls** does not apply;
- (K) Despite regulation 10.10.40.30(1)(B), the permitted maximum **building depth** is 32 metres;
- (L) Despite regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown on Diagram 7, attached to By-law 799-2018; and
- (M) Despite regulation 10.10.80.40(2), vehicle access to a **parking space** may be provided through a **driveway** accessed from a **street** at the front of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 799-2018 ]

(51) Exception R 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 171.31 metres and the elevation of the highest point of the **building**;
- (B) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is 13.2 metres;
- (C) Despite regulation 10.10.40.10(2)(A), the permitted maximum height of the exterior portion of the front and rear **main walls** is 11.4 metres;
- (D) Despite regulation 10.10.40.30(1)(A), the permitted maximum **building depth** is 18.5 metres;
- (E) Despite regulation 10.5.40.70(1) and clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3, attached to By-law 1082-2018;
- (F) Despite regulations 10.5.40.60(1)(D), 10.5.40.60(3), 10.5.40.60(5)(A), 10.5.40.60(7)(B), the following may encroach into the required building setbacks:
  - (i) in a **rear yard**, a **platform** without **main walls** attached to or less than 0.3 metres from a **building** may encroach a maximum of 1.52 metres;
  - (ii) exterior stairs, including an exterior landing between stairs; and
  - (iii) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach a maximum of 1.0 metres, if it is no closer to a **lot line** than 0.3 metres;
- (G) Despite regulation 10.5.40.50(4)(C), a platform attached to or within 0.3 metres of the rear **main wall**, may be no higher than 2 metres above **average grade**;
- (H) Despite regulation 10.5.50.10(1)(C), a minimum of 50 percent of the **front yard** must be **landscaping**; and
- (I) Despite regulation 10.5.50.10(1)(D), a minimum of 60 percent of the **front yard landscaping** required in (H) above must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1082-2018 ]

(53) Exception R 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 85-91 Broadway Avenue and 198 Redpath Avenue, if the requirements of Section 5 and Schedule A of By-law 1345-2018(LPAT) are satisfied none of the provisions of regulations 10.10.40.10(1) and 10.10.40.40 apply to prevent the erection or use of a **building**, **structure**, addition or enlargement permitted in compliance with (B) to (S) below;
- (B) Despite Section 5.10.40.70(1), the underground garage may be set back 0.0 metres from all **lot lines**;
- (C) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 23,900 square metres;
- (D) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 160.15 metres and the elevation of the highest point of the **building**;
- (E) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1345-2018(LPAT);
- (F) Despite clauses 10.5.40.10 and 10.10.40.10, the following **building** elements and **structures** are permitted to project vertically beyond the height limits specified in (E) above:
  - (i) Safety railings and fences located at each of the roof levels of the building provided the maximum vertical distance of any such railing does not exceed 1.8 metres;
  - (ii) A parapet, including roof drainage, thermal insulation and roof ballast at each of the roof levels of the building provided the maximum vertical dimension of any such parapet does not exceed 1.8 metres;
  - (iii) Structures on the roof of any part of the building used for outside or open air recreation, wind mitigation elements, landscape features, architectural elements, elevator overruns, public art features, mechanical equipment, telecommunications equipment and antennae, window washing equipment, stair towers, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, wall or structure enclosing such elements, lightning rods and exhaust flues provided the maximum vertical distance of such does not exceed 6.0 metres; and



- (iv) **Green roof** elements provided the maximum vertical distance of such does not exceed 2.0 metres;
- (G) Despite clause 10.10.40.70 and regulation 10.5.40.70(1), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1345-2018(LPAT), with the exception of the following:
  - (i) Except for structural support elements, the **storeys** within a portion of the **building** or **structure** must be set back a minimum of 7.5 metres from the north **lot line** between 0 metres and 12.5 metres above the Canadian Geodetic Datum Elevation of 160.15 metres; and
  - (ii) Except for structural support elements, the **storeys** within a portion of the **building** or **structure** must be set back a minimum of 2 metres from the east **lot line** between 0 metres and 5 metres above the Canadian Geodetic Datum Elevation of 160.15 metres;
- (H) Despite clause 10.5.40.60 and regulation 10.5.40.50(2), the following **building** elements are permitted to encroach into the required **building setbacks**:
  - (i) Balconies may be located only within the areas identified on Diagram 4 of By-law 1345-2018(LPAT), attached to and forming part of this By-law; and
  - (ii) Landscape and public art features provided that the encroachment does not exceed 7.5 metres;
- (I) Despite regulation 10.10.40.50(1), a minimum of 652 square metres of indoor **amenity space** and 669 square metres of outdoor **amenity space** must be provided;
- (J) Despite clause 200.5.10, a minimum of 80 **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) A minimum of 70 **parking spaces** must be provided for residents; and
  - (ii) A minimum of 10 **parking spaces** must be provided for the use of visitors;
- (K) For each car-share **parking space** provided on the **lot**, the minimum number of **parking spaces** required by (I) above may be reduced by 4 **parking spaces**, up to a maximum of 5 car-share **parking spaces**;
- (L) Despite regulation 230.5.1.10(9) and 230.5.10.1, 316 **bicycle parking spaces** must be provided for residents and 36 **bicycle parking spaces** must be provided for visitors;
- (M) Despite regulation 230.5.1.10(4), where bicycles are to be parked in a **stacked bicycle parking space**, the minimum dimension of a **bicycle parking space** must be at least 0.45 metres wide by 1.8 metres in length with a vertical clearance of 1.2 metres for each **bicycle parking space**;
- (N) Despite regulations 230.5.1.10(6) and 230.5.1.10(9) **bicycle parking spaces** may be located indoors or outdoors including within a secured room or enclosure;
- (O) Regulation 230.10.1.20(1) respecting storage location of **bicycle parking spaces** does not apply;
- (P) A maximum of 385 **dwelling units** are permitted;
- (Q) A minimum 5 percent of the **dwelling units** must be three bedroom **dwelling units**;
- (R) Regulations 10.5.100.1(5), 10.5.50.10(4)(A) and (B), 10.5.50.10(5), 10.5.80.30 and 10.10.40.30(1) do not apply; and
- (S) None of the provisions of By-law 569-2013, as amended, or this By-law shall apply to prevent a **temporary sales office** on the **lot** as of the date of passing of this By-law

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1345-2018 ]

(54) Exception R 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 580 Christie St. in 1988, Section 12(1) 19 of former City of Toronto By-law 438-86.

(55) Exception R 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 89 and 101 Roehampton Avenue, if the requirements of clause 5 and Schedule A of By-law 1091-2019(LPAT) are complied with, a **building, structure**, addition or enlargement may be erected in compliance with (B) to (BB) below;
- (B) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 28,700 square metres;
- (C) Regulations 10.5.40.10(4), 10.5.80.1(2), 10.5.80.30(1), and 10.10.40.10(7) do not apply;
- (D) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 164.30 metres and the elevation of the highest point of the **building**;
- (E) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building or structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1091-2019(LPAT);
- (F) The hatched area shown and described on Diagram 3 of By-law 1091-2019(LPAT) must commence as measured from the Canadian Geodetic Datum elevation of 164.30 metres;
- (G) Despite regulation 10.5.40.10(2), the following **building** elements and **structures** are permitted to project vertically beyond the **height** limits specified on Diagram 3 of By-law 1091-2019(LPAT):
  - (i) a parapet, roof drainage, thermal insulation, roof assemblies, including decking and pavers or roof ballast, safety railings, and fences at each of the roof levels of the building, green roof elements, provided the maximum vertical distance of any such does not exceed 1.8 metres beyond the **height** of each roof level of the building; and
  - (ii) structures on the roof of any part of the building used for outside or open air recreation, wind mitigation elements, landscape features, architectural elements, public art features, telecommunications equipment and antennae, window washing equipment, balcony and terrace partitions and dividers, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, lightning rods, swimming pools (elevated or otherwise), structures housing pool or spa maintenance or operational equipment, provided the maximum vertical distance of such does not exceed 3.0 metres;
- (H) Despite regulation 10.5.40.10(3), the equipment and structures on the roof of the **building** referenced in that regulation may exceed the permitted maximum height for the **building** by 5.0 metres;
- (I) Despite regulation 10.5.40.70(1) and clause 10.10.40.70 the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1091-2019(LPAT);
- (J) Despite regulation 10.5.40.60(1), a **platform** or balcony attached to or within 0.3 metres from a **building** may encroach into the required **building setbacks** to a maximum of 1.8 metres;
- (K) Despite (J) above, balconies may not encroach within the areas identified as such on Diagram 3 of By-law 1091-2019(LPAT);
- (L) Despite regulation 10.5.40.60(2), a canopy, awning, or similar structure, with or without structural support, or a roof over a platform may encroach into the required **building setbacks** to a maximum of 2.5 metres;
- (M) Despite regulation 10.5.40.60(3), exterior stairs, underground garage access ramps, pedestrian access ramps, and elevating devices may encroach into a required **building setback** to a maximum of 3.0 metres;
- (N) Despite regulation 10.5.40.60(5), architectural features including lighting and decorative screens, on a **building** may encroach into a required **building setback** to a maximum of 1.8 metres;
- (O) Despite regulation 10.5.40.60(8), equipment including but not limited to vents, pipes, utility equipment, satellite dishes, and antennas (including mounting poles) may project into a required **building setback** a maximum of 1.0 metres;
- (P) Notwithstanding (O) above, window washing equipment may project into a required **building setback** a maximum of 3.0 metres;
- (Q) Despite regulation 10.10.40.50(1), the minimum required **amenity space** is 510 square metres of indoor **amenity space** and 510 square metres of outdoor **amenity space**;
- (R) Despite regulation 200.5.1.10.1(1), **parking spaces** must be provided at a combined rate of 0.25 **parking spaces** per **dwelling unit** for residents and visitors;
- (S) For each car-share **parking space** provided on the **lot**, the minimum number of **parking spaces** required by (R) above may be reduced by 4 **parking spaces**, up to a maximum of 6 car-share **parking spaces**;
- (T) Despite regulation 10.10.20.20(1), 146 **parking spaces** may be used for **public parking**;
- (U) Despite regulation 200.5.1(3), the minimum width of a two-way **drive aisle** providing **vehicle** access to a **parking space** within a **parking garage** is 5.5 metres;
- (V) Despite regulations 200.5.1.10(2)(A), (B) and (D), the minimum dimensions of a **parking space** are:
  - (i) length of 5.6 metres;
  - (ii) width of 2.6 metres; and
  - (iii) vertical clearance of 2.0 metres;

(W) Despite (V) above, a maximum of 28 **parking spaces** may have minimum dimensions of:

- (i) length of 5.3metres;
- (ii) width of 2.4 metres; and
- (iii) vertical clearance of 1.7 metres;

(X) Despite clause 200.15.1.5 and regulation 200.15.10(1), a minimum of 6 accessible **parking spaces** must be provided on the **lot**;

(Y) Despite regulation 200.5.1.10(2)(A) a **stacked parking space** may have minimum dimensions of:

- (i) length of 5.4 metres;
- (ii) width of 2.4 metres; and
- (iii) vertical clearance of 1.7 metres;

(Z) Despite regulation 230.5.1.10(9) and 230.5.10.1, a minimum of 0.66 **bicycle parking spaces** must be provided for each **dwelling unit**, which may be located on the first **storey** of the building and on levels of the **building** below-grade;

(AA) The maximum number of **dwelling units** is 388, of which a minimum of 20 must be three bedroom **dwelling units**; and

(BB) Despite regulations 10.5.50.10 (4) and (5), a minimum of 30 percent of the **lot** must be **landscaping** of which a minimum 46 percent must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1091-2019(LPAT) ]

(56) Exception R 56

The lands or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For purposes of this exception, the **established grade** is the Canadian Geodetic Datum elevation of 148.35 metres;

(B) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Russell Hill Road;

(C) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** must not exceed the height in metres specified by the numbers followed by the symbol "HT" shown on Diagram 3 attached to By-law 504-2019;

(D) Despite (C) above, and Regulations 10.5.40.10(2), (3), (4) and 10.10.40.10(8) and (9) the following may exceed the permitted maximum height, by a maximum of 3.0 metres:

- (i) Architectural and ornamental features, and equipment and **structures** used for the functional operation of the **building**, such as parapets, balustrades, trellises, pergolas, railings, ventilation shafts, lighting fixtures, stairs, stair enclosures, architectural screens, privacy screens, elements and structures used for open air recreation, terrace and balcony guards and dividers including fences, landscaping and green roof elements, permanent outdoor furniture and fixtures, access hatches, elevator overruns, antennae, roof topping and finishes to areas other than green roof and recreation areas, and electrical, utility, mechanical and ventilation equipment;

(E) Despite Regulation 10.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 5,565 square metres;

(F) In addition to the **gross floor area** reductions permitted by Regulation 10.5.40.40(4), the **gross floor area** of an **apartment building** may be further reduced by:

- (i) the area in the **building** used for parking ramps;
- (ii) indoor **amenity space**, including that in excess of what is required by this By-law;
- (iii) all areas with a floor elevation below **established grade**, except for **dwelling units**;

(G) Regulation 10.10.40.30(1)(B) does not apply;

(H) Despite Regulations 5.10.40.1(3), 5.10.40.70(6), 5.10.40.80(1), 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are shown in metres on Diagram 3 attached to By-law 504-2019;

(I) Despite (H) above, and Regulations 10.5.40.50(2), 10.5.40.60(1), (2), (3), (5), (6), and (8), the following may encroach into the required **building setbacks**:

- (i) platforms without **main walls** on exterior sides such as a deck, porch, balcony, or similar **structure** attached to the **building**, to a maximum of 3 metres, if no closer to the **side lot line** than 4 metres, the **rear lot line** than 6 metres and the **front lot line** than 7 metres;
  - (ii) canopies, awnings, roof overhangs, trellises, or similar **structures** to a maximum of 2 metres, if no closer to a **lot line** than 4 metres;
  - (iii) exterior stairs, access ramps, elevating devices and stand-alone ventilation shafts, if no closer to a **lot line** than 0.6 metres; and
  - (iv) window projections such as bay windows, box windows and windows sills; architectural features such as pilasters, decorative columns, cornices, belt courses eaves, balustrades, railings, lighting fixtures, or similar elements; landscaping elements such as planters; and wall mounted equipment such as vents, utilities and servicing equipment, satellite dishes, antenna or poles, and air conditioners to a maximum of 1 metre, if no closer to a **lot line** than 0.3 metres;
- (J) Clause 10.10.40.80 does not apply;
- (K) Despite Regulation 10.10.40.50(1), **amenity space** will be provided at a minimum rate of:
- (i) 20 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) a total of 20 square metres of outdoor **amenity space**, which may or may not be in a location directly accessible to the indoor **amenity space**;
- (L) Despite Regulation 10.5.50.10(4), a minimum of 38 percent of the lands must be **landscaping**, and of this requirement, a minimum of 90 percent must be **soft landscaping**;
- (M) Despite Regulation 200.5.1.10(5), a maximum of 3 **tandem parking spaces** may be provided;
- (N) Despite Regulation 200.15.10(1), a minimum of 2 accessible **parking spaces** are required;
- (O) Despite Articles 200.15.1, 200.15.10, and 200.15.15, accessible **parking spaces** must be among the 5 **parking spaces** closest to a barrier free entrance vestibule which leads to a barrier-free passenger elevator that provides access to the first storey of the **building**;
- (P) Despite Regulation 220.5.10.1(2), one "Type B" **loading space** is required; and
- (Q) Despite Regulation 10.5.100.1(4)(B), **driveways** may have a maximum total width of 7.5 metres where these cross a **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 504-2019 ]

(57) Exception R 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 200, 202, 204, 206, 208, 210, 212 and 214 Keewatin Avenue, no provisions apply to prevent the erection or use of an **apartment building** or **structure**, addition or enlargement permitted in compliance with (B) to (R) below;
- (B) Despite Regulation 10.10.40.40(1), the **gross floor area** of the **building** must not exceed 6,950 square metres;
- (C) A maximum of 36 **dwelling units** are permitted;
- (D) Despite Clauses 10.10.40.70 and 10.10.40.80, the required minimum **building** setbacks and distance between **main walls** for all **buildings** and **structures** above ground are as shown on Diagram 3, attached to By-law 1216-2019(OMB);
- (E) Within the hatched areas shown on Diagram 3 of By-law 1216-2019(OMB) no portion of the **building** or **structure** is permitted between a height of 163.25 metres Canadian Geodetic Datum and a height of 167.75 metres Canadian Geodetic Datum;
- (F) Despite Clause 10.5.40.60 and (E) and (F) above, the following may encroach into the required minimum **building setbacks** shown on Diagram 3 attached to By-law 1216-2019(OMB):
  - (i) stairs, patios, transformer boxes, railings, juliette balconies, wheelchair ramps, retaining walls and planter boxes; and
  - (ii) stair enclosures, porches, cornices, lighting fixtures, vents, awnings, canopies, ornamental elements, parapets, trellises, eaves, window sills, balustrades, downspouts and splash pads, all of which may extend beyond the heavy lines shown on Diagram 3 by a maximum of 1.2 metres;
- (G) Despite Regulation 10.10.40.30(1)(B), the maximum **building depth** is 32.5 metres;

- (H) Despite Regulations 10.5.40.10(1), 10.5.50.10(5) and 10.10.40.10(1), the height of any **building** or **structure** must not exceed the maximum height permitted as indicated by the letters HT as shown on Diagram 3 attached to By-law 1216-2019(OMB), measured as the distance between 163.25 metres Canadian Geodetic Datum and the elevation of the highest point of the **building**;
- (I) Despite Regulations 10.5.40.10(2), (3) and (4) and (I) above, the following may project no more than 3.0 metres beyond the maximum height as shown on Diagram 3 attached to By-law 1216-2019(OMB):
  - (i) a parapet wall, skylights, stairwells, roof terrace access, mechanical rooms, mechanical equipment, partition walls, rooftop terraces and safety **structures** such as railings;
- (J) Despite Regulation 10.5.50.10(4), a minimum of 30 percent of the area of the lands outlined by heavy lines on Diagram 1 of By-law 1216-2019(OMB) must be used for **landscaping**, of which a minimum of 50 percent must be **soft landscaping**;
- (K) Regulation 10.5.50.10(5) with respect to **soft landscaping** when abutting another **lot** in the Residential Zone category does not apply;
- (L) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) a minimum of 0.7 **parking spaces** for each one-bedroom **dwelling unit**;
  - (ii) a minimum of 0.9 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iii) a minimum of 1.0 **parking space** for each three-bedroom **dwelling unit**; and
  - (iv) a minimum of 0.1 **parking spaces** for visitors for each **dwelling unit**;
- (M) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** must have a minimum width of 0.4 metres;
- (N) Despite Regulation 230.5.1.10(10), both “short-term” and “long-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (O) Despite Regulation 220.5.10.1(2), no **loading space** is required;
- (P) Despite Regulation 10.10.40.50(1), no **amenity space** is required;
- (Q) Prevailing Sections 12(2) 118 and 12(2) 119 of former City of Toronto By-law 438-86 do not apply; and
- (R) Despite any existing or future severance, partition or division of the lands outlined by heavy lines on Diagram 1 of By-law 1216-2019(OMB), the provisions of By-law 1216-2019(OMB) will apply to the entire lands as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86. [ By-law: 1216-2019(OMB) ]

(58) Exception R 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 187 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 335 of former City of Toronto By-law 438-86; and
- (C) On 2 Merchant Lane, former City of Toronto by-law 695-92.
- (D) City of Toronto By-law 297-2003. [ By-law: OMB PL130592 ]

(59) Exception R 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 187 of former City of Toronto By-law 438-86.

(60) Exception R 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known in the year 2018 as 383, 423, and 425 Old Weston Road, shown as Part 2 on Diagram 1 to By-law 964-2019, if the requirements of Section 16 and Schedule A of By-law 964-2019 are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (Z) below.
- (B) The **lot** comprises the lands outlined by heavy lines and identified as Part 2 on Diagram 1, attached to By-law 964-2019.
- (C) Despite Clause 10.5.50.10, a **lot** with one or more **buildings** must have:
  - (i) A minimum of 45 percent of the area of the **lot** for **landscaping**; and
  - (ii) A minimum of 45 percent of the **landscaping** area required in (i) above, must be **soft landscaping**.
- (D) For the purpose of this Exception, **landscaping** includes outdoor terraces below **established grade** and at ground level.
- (E) In addition to the residential **building** types in Clause 10.10.20.40, a **dwelling unit** is permitted in a **mixed use building** or portion of a **mixed use building** on the **lot**.
- (F) Despite any regulation to the contrary, a portion of a **building** on Part 2, as shown on Diagram 1 of By-law 964-2019, may be used for **parking spaces**, **bicycle parking spaces**, **loading spaces**, building services including but not limited to electrical, storm, sanitary and water services, pedestrian and **vehicular** access, waste and recyclable materials storage and/or mechanical equipment, and Canada Post box, that serve the users of Part 1 as shown on Diagram 1 of By-law 964-2019.
- (G) Despite Clause 10.10.40.40, the permitted maximum **gross floor area** is 10,000 square metres.
- (H) Despite all of Clauses 10.5.40.70, 10.10.40.70, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above ground level is shown on Diagram 8 of By-law 964-2019.
- (I) Despite Clause 10.10.40.80, minimum separation distances between the **main walls** of the Blocks shown on Diagram 9 attached to By-law 964-2019 must be provided as follows:
  - (i) 16.0 metres between Blocks B and C;
  - (ii) 14.0 metres between Blocks C, D and E; and
  - (iii) 19.0 metres between Blocks E and F.
- (J) Despite Regulations 5.10.40.70 (1) and (2), Clauses 10.5.40.50, 10.5.40.60, and Regulations (H) and (I) above, the following elements of a **building** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
  - (i) 0.9 metres for architectural features such as cornices, eaves, piers, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows;
  - (ii) 1.5 metres for balconies and guard rails;
  - (iii) Terraces below **established grade**, provided any such terrace must project a minimum of 1.5 metres beyond the **main wall** of the **building** to a maximum projection of 2.9 metres, including any associated stairs and landings;
  - (iv) 1.8 metres for stoops, decks, porches, canopies and associated **structures**, awnings and associated **structures**;
  - (v) Covered bicycle storage enclosures, covered walkways, vents, outdoor **amenity space** elements, ramps, garage ramps and associated **structures**, air conditioners and generators, Canada Post box, stairs, stair enclosures and retaining walls, garbage chute and associated enclosures, window wells, utility meters and associated enclosures; and
  - (vi) **structures**, elements and enclosures permitted by Regulation (N) below.
- (K) Despite Clause 10.10.40.1, more than one **residential building** is permitted on the **lot**.
- (L) Despite Clause 10.10.40.10, the permitted maximum **building** height in metres, measured between the **established grade** to the highest point of a **building** or **structure** is the numerical value in metres following the symbol HT on Diagram 8 of By-law 964-2019.
- (M) For the purpose of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 124.25 metres.
- (N) Despite Clause 10.5.40.10 and Regulation (L) above, the following elements of a **building** may extend beyond the maximum **building** height limits shown on Diagram 8 of By-law 964-2019 as follows:

- (i) 1.5 metres for elements of a **green roof**, railings and guard rails;
  - (ii) 1.8 metres for balcony and roof top terrace dividers, privacy screens and window washing equipment;
  - (iii) 3.0 metres for wind screens, wind and mitigation **structures**, canopies, trellises, awnings and/or other similar shade devices and associated **structures, structures** on the roof used for outside or open air recreation, outdoor **amenity space** elements including outdoor kitchens, architectural features and design elements, parapets, elevator overruns, stairs, stair enclosures, roof top access vestibules and, mechanical equipment and associated enclosures;
  - (iv) skylights and roof access hatch, vents, stacks, flues and chimneys;
  - (v) **structures**, elements and enclosures permitted by Regulation (J) above.
- (O) Roof top access vestibules are limited to a maximum **gross floor area** of not more than 12 square metres per **dwelling unit**.
- (P) Roof top access vestibules must be located within the dashed areas shown on Diagram 8 of By-law 964-2019.
- (Q) Despite Clause 10.10.40.50, outdoor **amenity space** must be provided as follows:
- (i) A minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit** must be provided;
  - (ii) For the purpose of this Exception, outdoor **amenity space** may be located on any or all of Part 1 and Part 2 as shown on Diagram 1 of By-law 964-2019; and
  - (iii) Outdoor **amenity space** may be available for use by the occupants and visitors of a **building** on Part 1 and/or Part 2 as shown on Diagram 1 of By-law 964-2019 for recreational or social activities,
- (R) Despite Chapter 200, **parking spaces** including accessible **parking spaces** must be provided in accordance with Section 10 of By-law 964-2019.
- (S) Despite Regulation 10.5.80.1(1), a **parking space** required by this By-law for a use in the Residential Zone category permitted use must be available for the use for which it is required.
- (T) Despite Clause 10.5.80.10, the location of required **parking spaces** must be in accordance with Section 10 of By-law 964-2019.
- (U) Regulation 10.5.100.1(4) with respect to driveway width for apartment buildings does not apply.
- (V) Regulation 10.5.100.1(5) with respect to **driveway** access for **apartment buildings** does not apply.
- (W) Clause 10.10.40.30 with respect to **building** depth does not apply.
- (X) Despite Chapter 220, **loading spaces** must be provided in accordance with Section 11 of By-law 964-2019.
- (Y) Despite Chapter 230, **bicycle parking spaces** must be provided in accordance with Section 12 of By-law 964-2019.
- (Z) Despite any existing or future severance, partition or division of the lands shown as Part 2 on Diagram 1 of By-law 964-2019 the provisions of this Exception and By-law 569-2013, shall apply to the whole of the lands as one **lot** as if no severance, partition or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 964-2019 ]

(61) Exception R 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections.

Site Specific Provisions:

- (A) On 174-188 Soudan Avenue and 71 and 73 Redpath Avenue, if the requirements of Section 6 and Schedule A of By-law 1094-2019(LPAT) are complied with, a **building, structure**, addition or enlargement may be constructed or erected in compliance with regulations (B) to (R) below;
- (B) Despite regulation 5.10.40.70(1), and Clause 10.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1094-2019(LPAT);
- (C) For purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 163.1 metres in the year 2017;
- (D) Despite regulations 10.5.40.70(1) and 10.10.40.10(1), no portion of any **building** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1094-2019(LPAT);
- (E) Despite (D) above, in addition to those elements listed in regulation 10.5.40.10(3) the following **building** elements and **structures** are permitted to extend above the heights shown on Diagram 3 of By-law 1094-2019(LPAT):
  - (i) insulation, pavers and terraces to a maximum of 0.5 metres;
  - (ii) balustrades, parapets and planters to a maximum of 1.5 metres;

- (iii) fences, ornamental features, privacy screens, trellises to a maximum of 3.0 metres;
  - (iv) chimneys, guardrails, mechanical elements, outdoor amenity space, rooftop swimming pool and deck structure, stacks, vents and window washing equipment to a maximum of 5.0 metres; and
  - (v) despite (i), (ii) and (iii) above, only chimneys, elevator overruns, parapets and vents are permitted to project above the height of the mechanical penthouse, and only to a maximum of 1.0 metres, within the area of the mechanical penthouse shown on Diagram 3;
- (F) Despite regulation 10.5.50.10(4), a minimum of 40 percent of the area of the **lot** must be **landscaping**, of which 38 percent must be **soft landscaping**;
- (G) In addition to those elements listed in clause 10.5.40.60, the following **building** elements and **structures** are permitted to extend into the required **building setbacks** shown on Diagram 3 of By-law 1094-2019(LPAT):
- (i) cornices, eaves, lighting fixtures, vents and window sills to a maximum of 0.3 metres;
  - (ii) awnings, balconies, balustrades, guardrails, privacy screens, terraces and trellises to a maximum of 1.7 metres;
  - (iii) canopies to a maximum of 3.0 metres; and
  - (iv) underground garage ramps and their associated structures;
- (H) Despite regulation 10.10.40.1(3) the permitted maximum number of **dwelling units** is 180, of which a minimum of 79 **dwelling units** must have 2 bedrooms or more;
- (I) Despite regulation 10.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** or **structures** must not exceed 14,300 square metres;
- (J) Despite regulation 200.5.10.1(1), **parking spaces** must be provided at a minimum rate of:
- (i) 0.22 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) 0.51 **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) 0.73 **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) 0.88 **parking spaces** for each three or more bedroom **dwelling unit**; and
  - (v) 0.03 **parking spaces** per **dwelling unit** for visitors;
- (K) Notwithstanding regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (L) Notwithstanding regulation 200.15.10(1), a minimum of 5 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces** must comply with all regulations for an accessible **parking space**;
- (M) Despite clause 220.5.10.1 a minimum of one **loading space – Type G** must be provided and maintained on the **lot**;
- (N) Despite regulation 230.5.10.1(1) the required minimum number of **bicycle parking spaces** provided and maintained on the **lot** is 180, of which 18 shall be "short-term" **bicycle parking spaces** and 162 shall be "long-term" **bicycle parking spaces**;
- (O) Regulation 10.5.40.10(4), with respect to horizontal limits on elements for functional operation of a building, does not apply;
- (P) Regulation 10.5.50.10(4), with respect to a minimum **soft landscaping** strip, does not apply;
- (Q) Regulation 10.5.100.1(5), with respect to driveway access to an **apartment building**, does not apply; and
- (R) Regulation 10.10.40.30(1), with respect to **building depth**, does not apply;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1094-2019(LPAT) ]

(62) Exception R 62

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) On 1202-1204 Avenue Road, if the requirements of Section (6) and Schedule A of By-law 1160-2019 are complied with, a **building** or **structure** may be erected or constructed in compliance with (B) to (R) below;
- (B) For purposes of this exception, the **established grade** is the Canadian Geodetic Datum elevation of 171.98 metres;
- (C) Maximum number of **dwelling units** is 7;
- (D) Despite Regulation 150.10.40.1(1), one **secondary suite** is permitted at the time of construction;
- (E) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Avenue Road;
- (F) Despite Regulation 10.10.40.1(4), the required minimum width of a **dwelling unit** in a **townhouse** is 4.85 metres;
- (G) Despite Regulation 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** must not exceed the height in metres specified by the numbers followed by the symbol HT shown on Diagram 3, attached to this By-law;
- (H) Despite regulation 10.5.40.50(4), the floor of the platform at a **front wall** may be no higher than 1.55 metres above **established grade**;
- (I) Regulation 10.10.40.10(6) regarding the height of a main pedestrian entrance does not apply;
- (J) Regulation 10.10.40.30(1) regarding **building depth** does not apply;
- (K) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1,375 square metres;
- (L) Despite Clause 10.10.40.70, the required minimum building setbacks for all above ground portions of any **building** or **structure** are as shown on Diagram 3 attached to this By-law;
- (M) Despite Clause (L) above and regulations 10.5.40.60(5) and (6), the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3, attached to this By-law, a maximum of 0.5 metres:
  - (i) bay windows;
  - (ii) architectural banding;
  - (iii) canopies; and
  - (iv) other ornamental elements;
- (N) For the purposes of regulation 10.5.40.60(1) a platform providing access to a **building** or **structure** will be located on the storey closest to the floor height of 173.30 metres Canadian Geodetic Datum;
- (O) Despite regulation 10.5.40.60(3)(A) (i) and (iii), exterior stairs providing access to a **building** or **structure** may encroach into a required minimum **building setback** if the stairs are no longer than 2.0 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the **building** or **structure** and no closer to a lot line than 0.0 metres;
- (P) Despite Regulation 10.5.50.10(1), (2) and (3), a minimum of 30 percent of the area of the **lot** shall be for **landscaping**, of which 20 percent shall be for soft landscaping;
- (Q) Despite Regulation 200.5.10.1(1), a minimum of 7 **parking spaces** for residential use and no visitor **parking spaces** shall be required and maintained on the **lot**; and
- (R) Despite regulation 200.15.10(1), no accessible **parking spaces** are required for the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1160-2019 ]

(64) Exception R 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provision, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For the purposes of this exception, the **lot** comprises the lands outlined by heavy black lines on Diagram 1 attached to By-law 1351-2019;
- (B) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 1,900 square metres;
- (C) The permitted maximum number of **dwelling units** is 6;
- (D) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 80.01 metres;
- (E) Despite Regulations 10.10.40.10(1) and (2), the permitted maximum height of the **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1351-2019;

- (F) Despite (E) above, beginning at a height of 9.74 metres above **established grade**, the **main wall** adjacent to the **lot line** abutting Logan Avenue must be set back at least 2.0 metres from the **lot line** abutting Logan Avenue;
- (G) Despite (E) and (F) above and Regulations 10.5.40.10 and 10.5.75.1, the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 1351-2019 as follows:
- (i) parapets, vents, landscape features, railings, balcony guards, handrails, bollards, mechanical equipment and stairs by not more than 1.50 metres;
  - (ii) **green roof** and associated elements, including parapets, by not more than 2.0 metres;
  - (iii) divider screens, sound barriers, acoustical screens, and privacy screens by not more than 2.00 metres; and
  - (iv) stair access tower, wall or structure enclosing such elements and any mechanical equipment, exhausts and vents on top of these elements by not more than 3.25 metres if such elements are located a minimum of 6.0 metres from the **west lot line** and 3.0 metres from the **north lot line**;
- (H) Despite Clause 10.10.40.70 the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1351-2019;
- (I) Despite (H) above and Regulations 10.5.40.50(2), 10.5.40.50(3), 10.5.40.60(1), (2) (3), (5)(A), (7)(B), and (8), the following may encroach into the required minimum **building setbacks** as follows:
- (i) lighting, window frames, ornamental architectural features and architectural cladding by not more than 0.60 metres;
  - (ii) stairs by not more than 1.4 metres; and
  - (iii) balconies and associated elements, including screens and planters, attached to the east **main wall** of the **building** may encroach into **building setbacks**, if:
    - (a) They do not encroach by more than 2.50 metres;
    - (b) Any exterior flooring, associated elements to exterior flooring, and structural elements do not exceed a height of 0.30 metres;
    - (c) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens or planters do not exceed a height of 2.0 metres, measured from the surface of the balcony; and
    - (d) They are located at least 2.40 metres above **established grade**;
- (J) Regulation 10.10.40.30(1) with respect to maximum **building depth** does not apply;
- (K) Despite Regulation 200.5.10.1(1) and (2) and the parking rates in Table 200.5.10.1, **parking spaces** must be provided at the following rates:
- (i) a minimum of 1 **parking space** per **dwelling unit** for occupants of the **dwelling units**; and
  - (ii) no **parking spaces** are required for visitors to the **dwelling units**;
- (L) Despite 10.5.100.1(3), the **driveway** width may be greater than 6.0 metres;
- (M) Despite 10.5.50.10(1), (2), and (3), a minimum of 20.0 square metres of **landscaping** is required, all of which must be **soft landscaping**;
- (N) Despite 10.10.30.20(1), the required minimum **lot frontage** for a **dwelling unit** in a **townhouse** is 4.75 metres;
- (O) Despite Regulation 10.10.40.1(4) the required minimum width of a **dwelling unit** in a **townhouse** is 4.0 metres; and
- (P) Section 200.15 with respect to accessible **parking spaces** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1351-2019 ]

(65) Exception R 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **ancillary building** or **structure** is not permitted on a **lot** with a **lot frontage** of less than 4.57 metres; and [TO: 438-86; 12(2) 115]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections: (None Apply)

(66) Exception R 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On Block A, as identified on Diagram 3 of By-law 1482-2019(LPAT), if the requirements of Section 6 and Schedule A of By-law 1482-2019(LPAT) are complied with, a **building, structure**, addition or enlargement may be constructed or erected in compliance with regulations (B) to (T) below;
- (B) For purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 165.65 metres;
- (C) Despite Regulation 10.10.40.10(1), no portion of any **building** or **structure** may exceed the height in metres specified by the numbers following the symbol HT and number of storeys following the symbol ST on Diagram 4 of By-law 1482-2019(LPAT);
- (D) Despite (C) above and Regulations 10.5.40.10(3) and (4), the following **building** elements may exceed the permitted maximum height:
  - (i) Parapets and elements of a **green roof** up to a maximum of 1.5 metres;
  - (ii) Elements or structures on the roof of a **building** used for outside or open air recreation, outdoor **amenity space**, fixed outdoor furniture, trellises, privacy screens, terrace or balcony dividers, railings, guardrails, fences, roof access hatches, transformer vaults, stairs, covered stairs or stair enclosures, stair landings, landscape elements or features, ramps or elevating device providing barrier free access, chimneys, vents, flues, stacks, public art features, fire safety equipment and servicing, gas metres and associated privacy screens and window washing equipment up to a maximum of 3.0 metres; and
  - (iii) Light fixtures up to a maximum of 5.0 metres;
- (E) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are shown on Diagram 4 of By-law 1482-2019(LPAT);
- (F) Despite Clause 10.5.40.60, the following **building** elements may encroach into the required minimum **building setbacks**:
  - (i) Balconies, balcony cladding, balcony screens and associated structures up to a maximum of 1.8 metres;
  - (ii) Canopies and awnings and ornamental elements up to a maximum of 2.1 metres; and
  - (iii) Architectural wall assemblies not creating enclosed spaces, architectural curtain wall projections, ornamental elements, sun shades and louvres and their associated **structures**, and window washing equipment are permitted to encroach into a required **building setback** if such elements:
    - (a) remain entirely within the areas delineated by dashed lines on Diagram 4 and Diagram 5 of By-law 1482-2019(LPAT);
    - (b) are located at a minimum height of 5.0 metres and do not exceed a maximum height of 21.5 metres; and
    - (c) do not enclose space to form a room or rooms;
  - (iv) Privacy screens, terrace or balcony dividers, railings, guardrails, fences, transformer vaults, ramps or elevating device providing barrier free access, public art features, chimneys, vents, flues, stacks, lighting fixtures, and fire safety equipment and servicing, up to a maximum depth of 3.0 metres; and
  - (v) Gas meters and associated privacy screens;
- (G) Despite Regulations 10.5.50.10(4)(A) and 10.5.50.10(4)(B), a minimum of 23 percent of the area of the **lot** must be **landscaping**, of which a minimum of 13 percent must be **soft landscaping**;
- (H) Despite Regulation 10.5.50.10(5), a minimum 1.5 metre wide strip of **soft landscaping** is not required along any part of a **lot line** abutting another **lot** in the Residential Zone category;
- (I) Despite Regulation 10.10.40.50(1), **amenity space** must be provided at a minimum rate of 4.13 square metres for each **dwelling unit**, of which:
  - (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**, of which a minimum of 25 percent must be in a multi-purpose room or multi-purpose rooms;
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to an indoor **amenity space**;
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**; and
  - (iv) a minimum of one indoor **amenity space** must contain food preparation facilities and sanitary facilities;
- (J) Regulation 10.10.40.30(1)(B) restricting the maximum **building depth** of an **apartment building** does not apply;

- (K) Despite Regulation 10.10.40.40(1), the total permitted maximum **gross floor area** of all **buildings** and **structures** is 33,300 square;
- (L) The permitted maximum number of **dwelling units** is 440;
- (M) A minimum of ten percent of the total number of **dwelling units** constructed in the **building** must contain three bedrooms or more;
- (N) Despite Regulation 200.5.1(3)(A), the minimum width for a two **lane drive aisle** is 5.5 metres if the centreline of a **parking space** is at an interior angle of 70 to 90 degrees to the centreline of the **drive aisle** providing **vehicle** access;
- (O) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided and maintained as follows:
  - (i) a minimum of 88 **parking spaces** for tenants of **dwelling units**;
  - (ii) a minimum of 12 **parking spaces** for visitors of **dwelling units**; and
  - (iii) a maximum of 4 "car-share" **parking spaces**, which, for the purpose of this exception, are **parking spaces** used exclusively for the parking of a motor vehicle that is available for short-term rental, including an option for hourly rental, for the use of at least the occupants of a **building** erected on the **lot**;
- (P) Despite Regulation 200.5.1.10(2)(i), a maximum of 3 **parking spaces** may be provided and maintained with a minimum length of 4.75 metres;
- (Q) Despite Regulations 200.15(1) and 200.15(3) and clause 200.15.10, a minimum of 6 accessible **parking spaces** must be provided and maintained, with the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path, except for 1.0 metre, measured at a right angle, from the rear of the accessible **parking space**. The rear being the furthest point of **parking space** from access to **drive aisle**.
- (R) Despite Regulation 220.5.10.1(2), a minimum of 1 Type "G" **loading space** must be provided and maintained;
- (S) Despite Regulation 230.5.1.10(9)(B), a required "long-term" **bicycle parking space** for a **dwelling unit** in an **apartment building** may be located on the first **storey** of the **building**, the second **storey** of the **building**, or on levels of the **building** below-ground;
- (T) Despite any existing or future severances, partition, or division of the lands subject to this Exception, the provisions of this Exception will apply to the whole of the lands as if no severance, partition, or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1482-2019(LPAT) ]

(67) Exception R 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On Block B, as identified on Diagram 3 of By-law 1482-2019(LPAT), if the requirements of By-law 1482-2019(LPAT) are complied with, a **building, structure**, addition or enlargement may be constructed or erected in compliance with regulations (B) to (E) below;
- (B) For purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 165.65 metres;
- (C) Despite Regulations 10.10.40.10(1) and 10.10.40.10(3), the height of any **building** erected on the lands must not exceed the maximum height in metres permitted as indicated by the numbers following the letter "HT" as shown on Diagram 5 of By-law 1482-2019(LPAT);
- (D) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are shown on Diagram 5 of By-law 1482-2019(LPAT), except as permitted by Clause 10.5.40.60; and
- (E) Despite (C) and (D) above, if the requirements of Section 6 and Schedule A of By-law 1482-2019(LPAT) are complied with, then **building** elements attached to a **building** on Block A, as identified on Diagram 3 of By-law 1482-2019(LPAT), pursuant to Exception R 66, are permitted to encroach within the area of Block B delineated by dashed lines, as identified on Diagram 5 of By-law 1482-2019(LPAT), if such elements comply with the requirements of Regulation (F)(iii) within the Site Specific Provisions of Exception R 66.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1482-2019(LPAT) ]



(68) Exception R 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 214 of former City of Toronto By-law 438-86.

(71) Exception R 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 492-498 Eglinton Avenue East and 3-7 Cardiff Road, a **building, structure** or addition may be erected or constructed provided it complies with (B) to (Y) below;
- (B) For the purposes of this exception, the **lot** comprises those lands outlined by heavy lines on Diagram 1 of By-law 329-2022(LPAT);
- (C) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 160.45 metres;
- (D) Despite Regulation 10.10.40.10(1), the permitted maximum height of any **building** or **structure** or portion thereof, is the height in metres specified by the numbers following "HT" as shown on Diagram 3 of By-law 329-2022(LPAT);
- (E) Despite Regulation 10.10.40.10(3), the height of the **building** erected on the lands must not exceed the maximum height in **storeys** specified by the numbers following the symbol "ST" as shown on Diagram 3 of By-law 329-2022(LPAT);
- (F) Despite (D) and (E) above and Regulation 10.5.40.10(2), (3) and (4) and 10.5.75.1(4), the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 329-2022(LPAT):
  - (i) skylights, guardrails, elements of a **green roof**, parapets, elements of a photovoltaic **solar energy** device or a thermal **solar energy** device, wheelchair ramps, and roof assemblies may project above the permitted maximum height as shown on Diagram 3 to a maximum of 2.0 metres;
  - (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access or hatches, maintenance equipment storage, elevator shafts, elevator overrun, stacks, chimneys, vents, and water supply facilities may project above the permitted maximum height as shown on Diagram 3 to a maximum of 2.5 metres;
  - (iii) unenclosed **structures** providing safety or wind protection, acoustical barriers, privacy screens, and planters may project above the permitted maximum height as shown on Diagram 3 to a maximum of 3.0 metres;
  - (iv) lightning rods, antennae, flag poles, satellite dishes, fencing, decorative screens, lighting features, may project above the permitted maximum height as shown on Diagram 3 to a maximum of 5 metres;
  - (v) equipment used for the functional operation of the **building**, such as electrical, utility, heating/cooling towers, mechanical and ventilation equipment may project above the permitted maximum height as shown on Diagram 3 by no more than 2.5 metres; and
  - (vi) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) through (v) may project above the permitted maximum height as shown on Diagram 3 by no more than 2.0 metres;
- (G) Regulation 10.10.40.10(9)(B) does not apply;
- (H) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 7,810 square metres;
- (I) In addition to the **building** elements listed in Regulation 10.5.40.40(4), the **gross floor area** of an **apartment building** is also reduced by the areas in a **building** used for:
  - (i) hallways and elevator vestibules below ground;
  - (ii) indoor **amenity space** that exceeds the by-law requirement; and
  - (iii) mechanical rooms on any level of the **building**;
- (J) The permitted maximum number **dwelling units** is 98;

- (K) Despite Regulations 10.10.40.50(1)(A) and (B), a minimum of 284 square metres of **amenity space** must be provided, of which:
- (i) a minimum of 147 square metres must be indoor **amenity space**;
  - (ii) a minimum of 137 square metres must be outdoor **amenity space**; and
  - (iii) a minimum of 39 square metres of indoor **amenity space** must be connected directly to outdoor **amenity space**;
- (L) Despite Regulations 10.5.40.70(1), 10.10.40.70 and 10.10.40.80, the required minimum **building setbacks** are as shown in metres on Diagram 3 attached to By-law 329-2022(LPAT);
- (M) Despite Regulation (L) above and Regulations 10.5.40.50(2), 10.5.40.60(1), (2), (5)(A), (7)(B), and (8), the following may encroach into the required minimum **building setbacks** in Diagram 3 attached to By-law 329-2022(LPAT):
- (i) pilaster, decorative column, cornice, sill, belt course, eaves, lighting fixtures, vents and parapets may encroach a maximum distance of 0.5 metres;
  - (ii) vents, pipes, or utility equipment may encroach a maximum distance of 0.6 metres;
  - (iii) antenna, or a pole used to hold an antenna and satellite dishes may encroach a maximum distance of 0.9 metres; and
  - (iv) balconies, canopies, awnings, wind mitigation features, trellises, guardrails, balustrades, railings, stairs, wheel chair ramps, underground garage ramps, landscape and **green roof** elements, and public art features may encroach a maximum distance of 2.2 metres;
- (N) Clause 10.10.40.30 does not apply;
- (O) Despite Regulation 200.5.10.1(1) and (2), the required minimum number of **parking spaces** is 69, of which:
- (i) a minimum of 58 **parking spaces** must be provided for the residents of the **apartment building**;
  - (ii) a minimum of 9 **parking spaces** must be provided for visitors of residents to the **dwelling units** in the **apartment building**; and
  - (iii) a maximum of 2 **parking spaces** may be provided for the purposes of car- share or car-sharing;
- (P) For the purposes of this exception:
- (i) 'car-share' or 'car-sharing' means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) if a **parking space** is originally provided for purposes of 'car-share' and such purpose is discontinued or interrupted, such **parking space** must comply with the requirements of a visitor **parking space**;
- (Q) Despite Regulation 200.5.1.10(2), a maximum of 7 **parking spaces** may have minimum dimensions of 5.6 metres in length, 2.6 metres in width and 2.0 metres in vertical clearance, when obstructed on one side;
- (R) Despite Regulation 200.15.10(1), of the **parking spaces** required by (O) above, a minimum of 2 **parking spaces** must be provided as accessible **parking spaces**;
- (S) Despite Regulation 200.5.1(3)(A), the required minimum width of a **drive aisle** providing **vehicle** access is 5.8 metres;
- (T) Despite Regulation 200.5.1.10(12)(A), the required minimum width of a **vehicle** entrance and exit for a two-way **driveway** is 4.5 metres;
- (U) Despite Regulation 10.5.100.1(4), the permitted maximum **driveway** width is 8.0 metres;
- (V) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) despite Regulation 230.5.1.10(9), a required "long-term" **bicycle parking space** for a **dwelling unit** in an **apartment building** may be located on any level of the **building** above or below ground;
  - (ii) despite Regulation 230.10.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room;
  - (iii) despite Regulation 230.5.1.10(4)(A), a **bicycle parking space** oriented in a horizontal position must have a minimum length of 1.8 metres, a minimum width of 0.4 metres and a minimum vertical clearance of 1.9 metres;

- (iv) despite Regulation 230.5.1.10(4)(B), a **bicycle parking space** oriented in a vertical position must have a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.40 metres and a minimum horizontal clearance from the wall of 1.2 metres; and
- (v) despite 230.5.1.10(2), the number of required **bicycle parking spaces** may be rounded down when the calculation results in a fraction;

- (W) Regulation 10.5.50.10(4) does not apply;
- (X) Regulation 10.5.50.10(5) does not apply; and
- (Y) Regulation 10.5.100.1(5) does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 329-2022(OLT) ]

**(72) Exception R 72**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 221 Seaton St. in 1973, Section 12(1) 60 of former City of Toronto By-law 438-86.

**(74) Exception R 74**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 55 and 65 Broadway Avenue, if the requirements of Section 6 and Schedule A of By-law 24-2021(LPAT) are complied with, a **building, structure**, addition or enlargement is permitted in compliance with (B) to (U) below;
- (B) In addition to the uses permitted in Article 10.10.20, **public parking** is a permitted use;
- (C) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 60,950 square metres, subject to the following:
  - (i) the total **gross floor area** for residential uses must not exceed 60,100 square metres; and
  - (ii) the total **gross floor area** for a **day nursery** must not exceed 850 square metres;
- (D) Despite regulation 150.45.40.1(1), a **day nursery** may be located above the first **storey**;
- (E) For purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 162.3 metres in the year 2021;
- (F) Despite regulation 10.10.40.10(1), the permitted maximum height in metres is specified by the numbers following the symbol HT on Diagram 3 of By-law 24-2021(LPAT);
- (G) Despite regulation 10.10.40.10(3), the number of **storeys** of each portion of the **buildings** must not exceed the numbers shown following the symbol ST on Diagram 3 of By-law 24-2021(LPAT), excluding mechanical and roof top elements;
- (H) Despite (F) above, in addition to those elements listed in regulations 10.5.40.10(2) and (3), and despite regulation 10.5.40.10(4), the following elements may project above the height indicated by the numbers following the letters "HT" shown on Diagram 3 of By-law 24-2021(LPAT):
  - (i) safety railings, privacy screens, parapets, window washing equipment, guardrails, planters, public art features, stacks, ornamental elements, ventilation shafts, landscape elements, **green roof** elements, roof access hatches, stairs, and covered stairs, all of which may project to a maximum of 2.0 metres;
  - (ii) lighting fixtures and trellises, all of which may project to a maximum of 3.0 metres; and
  - (iii) a decorative screen above the portion of the **building** shown as HT 126.0 metres on Diagram 3, may project to a maximum of 9.0 metres;
- (I) Clause 10.10.40.30 regarding **building depth**, does not apply;

- (J) Despite regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 24-2021(LPAT);
- (K) Despite regulations 5.10.40.70(1) and 10.5.40.50(2), clause 10.5.40.60, the following **building** elements may encroach into the required minimum **building setbacks**:
- (i) eaves, cornices, lighting fixtures, bay windows, mullions, ornamental, decorative or architectural elements, and window sills, all of which may encroach to a maximum of 1.0 metres;
  - (ii) balconies and terraces, both of which may encroach to a maximum of 1.8 metres;
  - (iii) canopies and awnings, both of which may encroach to a maximum of 3.0 metres; and
  - (iv) safety railings, guardrails, ramps, stairs, stair enclosures, privacy screens, public art features, wheelchair ramps and associated structures, underground garage ramps and associated **structures**, garbage and servicing areas and associated **structures**, **structures** for **day nursery** storage, air shafts, and elements required for the functional operation of the **building**;
- (L) Despite clause 10.5.50.10, a minimum of 15 percent of the area of the **lot** must be **landscaping**;
- (M) A minimum of ten percent of the total number of **dwelling units**, excluding rental replacement **dwelling units**, must contain three bedrooms or more;
- (N) Despite regulations 200.5.10.1(1) and (6), and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot**, according to the following ratios:
- (i) a minimum of 0.45 parking spaces for each **dwelling unit** for residents; and
  - (ii) a minimum of 0.10 parking spaces for each **dwelling unit** for visitors;
- (O) Despite regulation 200.5.1.10(2)(D), a **parking space** is only considered obstructed if a wall is within 0.3 metres of the parking space;
- (P) Despite regulation 10.5.80.1(3), parking spaces required by (N)(ii) above may be provided on a non-exclusive basis in a **public parking** facility for which a fee may be charged;
- (R) Despite regulations 230.5.1.10(4)(B), 230.5.1.10(5)(A) and 230.5.1.10(10), a **bicycle parking space** must comply with the following standards:
- (i) where the bicycles are to be parked in a vertical position, a **bicycle parking space** must have a horizontal dimension of at least 0.45 metres by 1.2 metres and a vertical dimension of at least 1.9 metres; and
  - (ii) where the bicycles are to be parked in a **stacked bicycle parking space**, the spaces within the stacker must have a length of at least 1.8 metres, width of at least 0.45 metres and a vertical dimension of at least 1.2 metres;
- (S) Despite regulation 230.5.1.10(9) and 230.10.1.20(2), **bicycle parking spaces** may be located anywhere below ground and in an enclosed room, in accordance with the following standards:
- (i) a minimum of 0.3 long-term **bicycle parking spaces** per **dwelling unit** on the first level below ground; and
  - (ii) a minimum of 0.2 long-term **bicycle parking spaces** per **dwelling unit** on the second level below ground;
- (T) Despite regulation 220.5.10.1, a minimum of two Type "G" **loading spaces** must be provided and maintained on the **lot**; and
- (U) Despite regulation 10.5.100.1(4)(B), a driveway for an **apartment building** on the lot may have a maximum width of 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 24-2021(LPAT) ]

**(75) Exception R 75**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 26-40 Birch Avenue, if the requirements of Section 6 and Schedule A of By-law 106-2020 are complied with, a **building, structure**, addition or enlargement may be constructed or used if it is in compliance with regulations (B) to (N) below;
- (B) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 124.23 metres in the year 2019;

- (C) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** on the **lot** is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law 106-2020;
- (D) Despite (C) above and regulations 10.5.40.10 (3) and (4), the following **building** elements may exceed the permitted maximum **building** height:
- (i) access hatches, air shafts, sky lights, ornamental or architectural features and parapets, all of which may project up to a maximum of 1.1 metres;
  - (ii) elevator equipment and elevator upstands, all of which may project up to a maximum of 1.0 metres; and
  - (iii) privacy fences and **structures** used for safety and wind protection, railings, landscape retaining walls and planters, trellises, wood privacy fences, balcony railings, all of which may project up to a maximum of 2.0 metres;
- (E) Despite regulation 10.10.40.30(1), the permitted maximum **building depth** is 37.0 metres;
- (F) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 6,800 square metres;
- (G) Despite regulations 10.5.50.10(4) and (5), **landscaping** must be provided as follows:
- (i) a minimum of 875 square metres of **landscaping** must be provided on the **lot**, of which a minimum of 200 square metres must be provided as **soft landscaping**;
- (H) Despite regulation 10.5.40.70(1) and clause 10.10.40.70, the required minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3 of By-law 106-2020;
- (I) Despite (H) above and clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** in Diagram 3 as follows:
- (i) covered or uncovered decks, porches, patios or other similar platforms and associated **structures**, balconies, canopies, canopy support **structures**, roofs, awnings or similar **structures** above a platform, all of which may encroach up to a maximum of 3.0 metres;
  - (ii) exterior stairs, ramps, covered stairs or stair enclosures, all of which may encroach up to a maximum of 3.0 metres; and
  - (iii) wall mounted equipment such as, vents, pipes, utility equipment, mechanical fans, satellite dish, antenna and/or pole used to hold an antenna, architectural or ornamental features, and cladding, all of which may project up to a maximum of 1.0 metres;
- (J) Despite regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 3.6 metres from the **lot line** abutting the **street**;
- (K) Regulation 10.10.40.50 (1), relating to **amenity space** for an **apartment building** does not apply;
- (L) Clause 10.10.40.80, relating to distances between **main walls** of the same **apartment building**, does not apply;
- (M) Regulations 200.15.1(4) and 200.15.1.5(1), relating to the location of accessible **parking spaces** do not apply; and
- (N) Notwithstanding any existing or future severance, partition, division, or conveyance of the **lot**, the provisions of this exception and By-law 569-2013 shall apply to the whole **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 106-2020 ]

**(77) Exception R 77**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86.

**(78) Exception R 78**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) For the purposes of this Exception, **established grade** is the Canadian Geodetic Datum 2013 elevation of 115.40 metres;

- (B) Despite regulation 10.10.40.10 (1), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol "HT" on Diagram 3 attached to By-law 851-2020(LPAT);
- (C) Despite regulation 10.10.40.10 (3), the permitted maximum number of **storeys** for a **building** or **structure** is specified by the numbers following the symbol "ST" on Diagram 3 attached to By-law 851-2020(LPAT);
- (D) Despite regulation 10.10.40.30 (1), the permitted maximum **building depth** is 50.0 metres;
- (E) Despite regulation 10.10.60.70 (1) the maximum permitted area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 10 percent of the **lot area**;
- (F) Clause 10.5.60.20 and regulations 200.15.1 (4), 200.15.1.5 (1), and 10.5.80.30 (1) do not apply;
- (G) Despite regulation 10.5.50.10 (5) a 1.5 metre strip of **soft landscaping** is not required;
- (H) Despite regulation 10.10.40.40 (1), the permitted maximum **gross floor area** is 7,900 square metres;
- (I) A maximum of 26 **dwelling units** are permitted;
- (J) Despite regulations 10.5.40.10 (2) and (3), the following **building** elements and **structures** are permitted to project vertically beyond the height limits specified on Diagram 3 attached to By-law 851-2020(LPAT):
  - (i) Roof drainage components, or thermal and waterproofing assemblies located at each of the roof levels of the **building**, if the maximum vertical distance does not exceed 0.25 metres;
  - (ii) A parapet to a maximum of 0.4 metres;
  - (iii) Safety railings and fences at each of the roof levels of the **building**, if the maximum vertical dimension does not exceed 1.8 metres above the height of each roof level of the **building**;
  - (iv) **Structures** on the roof of any part of the **building** used for, **green roofs**, wind mitigation, landscape features, partitions dividing outdoor balcony or terrace areas, privacy screens, telecommunications equipment and antennae, window washing equipment, or lightning rods and exhaust flues, if the maximum vertical distance does not exceed 2.5 metres; and
  - (v) Equipment used for the functional operation of the **building**, such as electrical, utility, mechanical, and ventilation equipment, and **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof accesses, elevator shafts, vents and water supply facilities, if it is located within the "Area of permitted equipment and or structure(s) projection(s)" as shown on Diagram 3 of By-law 851-2020(LPAT) and the maximum vertical dimension does not exceed 4.0 metres.
- (K) Despite regulation 10.5.40.70 (1) and Clause 10.10.40.70, the required minimum **buildings setbacks** are as shown on Diagram 3 of By-law 851-2020(LPAT);
- (L) Despite regulation 10.10.40.80 (1), the required minimum above-ground separation distance between **main walls** of an **apartment building** is shown on Diagram 3 of By-law 851-2020(LPAT);
- (M) Despite regulations 10.5.40.60(1), (2), (3), (7), and (8), the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 851-2020(LPAT):
  - (i) a platform or balcony attached to or within 0.3 metres from a **building**, if it is located within the "Area of permitted balcony setback encroachment(s)" as shown on Diagram 3 of By-law 851-2020(LPAT) and the encroachment into the required **building setbacks** does not exceed a maximum of 4.5 metres;
  - (ii) a canopy, awning, or similar structure at the first floor, with or without structural support, or a roof over a platform, if the encroachment into the required **building setbacks** does not exceed a maximum of 4.0 metres;
  - (iii) exterior stairs, wheelchair access ramps, pedestrian access ramps, and elevating devices, if the encroachment into the required **building setbacks** does not exceed a maximum of 1.0 metres;
  - (iv) roof projections, such as cornices and eaves, if the encroachment into the required **building setbacks** does not exceed a maximum of 1.0 metres; and
  - (v) vents, pipes, utility equipment, siamese connections, satellite dishes and antennas (including mounting poles), if the encroachment into the required **building setbacks** does not exceed a maximum of 1.4 metres and does not encroach into the required **front yard setback**.
- (N) Despite regulation 10.5.50.10 (4) a minimum 35 percent of the area of the **lot** must be used for **landscaping**, of which a minimum of 50 percent must be **soft landscaping**;
- (O) Despite regulation 10.10.40.50 (1), the required minimum amount of **amenity space** is 275 square metres of indoor **amenity space** and 0 square metres of outdoor **amenity space**;
- (P) Despite regulation 10.5.60.1 (4), an **ancillary building** or **structure** may be erected on the **lot** prior to the erection of the **main walls** and completion of the roof of a **residential building** on the **lot**;
- (Q) Despite regulation 10.5.100.1 (4) (B), the permitted maximum width of a **driveway** is 8.5 metres;
- (R) Despite regulation 200.15.1 (B) the required minimum width of an accessible **parking space** is 3.40 metres; and

(S) Despite regulation 230.5.10.1 (5), a minimum of 24 **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 851-2020(LPAT) ]

(79) Exception R 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 55 Erskine Avenue, if the requirements of Section 5 and Schedule A of By-law 451-2021(LPAT) are complied with, a **building, structure**, addition or enlargement may be erected or used in compliance with (B) to (Y) below; [ By-law: 1092-2021 ]
- (B) For the purposes of this exception:
  - (i) "Building 'A'" means the building identified as Building 'A' on Diagram 3 of By-law 451-2021(LPAT); and
  - (ii) "Existing Building" means the **building** identified as "Existing 17 Storey Building" on Diagram 3 of By-law 451-2021(LPAT);
- (C) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of Building 'A' is 9,500 square metres;
- (D) The **gross floor area** of the Existing Building is 14,300 square metres;
- (E) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 163.92 metres;
- (F) Despite Regulation 10.10.40.10(1), the permitted maximum height of any **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 451-2021(LPAT);
- (G) Despite clause 10.10.40.10, the permitted maximum number of **storeys** of Building 'A' is 11 **storeys**, excluding the mechanical penthouse;
- (H) Despite clause 10.10.40.70, the required minimum **building setbacks** are identified in metres on Diagram 3 of By-law 451-2021(LPAT);
- (I) Despite Regulation (H) above and clause 10.5.40.60, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 451-2021(LPAT):
  - (i) Balconies and terraces to a maximum of 1.8 metres;
  - (ii) Canopies and awnings to a maximum of 3.0 metres;
  - (iii) Cornices, light fixtures, eaves, window sills, planters, screens and safety features, stairs, stair enclosures, doors, fences, screens and architectural features to a maximum of 1.5 metres; and
  - (iv) Covered ramp to underground parking and other **structures** associated with the underground garage;
- (J) Despite Regulation 10.5.50.10(4) a minimum of 45 percent of the area of the **lot** must be for **landscaping**, of which a minimum of 50 percent must be for **soft landscaping**;
- (K) Notwithstanding (J) above, the minimum **landscaping** requirements do not apply to the **lawfully existing building**;
- (L) Despite Regulations 200.5.10.1(1), **parking spaces** for both Building 'A' and the Existing Building must be provided and maintained on the lands, according to the following minimum ratios:
  - (i) 0.55 **parking spaces** for each **dwelling unit** for the use of occupants of **dwelling units**; and
  - (ii) 0.10 **parking spaces** for each **dwelling unit** for the use of visitors of **dwelling units**;
- (M) Despite regulation (L)(i), for each on-site car-share **parking space** provided on the lands, the parking requirement for occupants of **dwelling units** may be reduced by 4 **parking spaces** up to a maximum of 8 **parking spaces**, and for the purposes of this exception:
  - (i) car-share means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require the use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) a car-share parking space means a **parking space** exclusively reserved and actively used for car-share purposes, including by non-residents.
- (N) Despite Regulations 200.5.1(3) and 200.5.1.10(2) existing **parking spaces** and **drive aisles** are permitted within their existing dimensions as of the date of passing of By-law 451-2021(LPAT);

- (O) Despite Regulation 200.5.1(3)(A), if the centreline of a **parking space** is at an interior angle of 70 to 90 degrees to the centreline of the **drive aisle** providing **vehicle** access, the minimum width for that one or two lane **drive aisle** is 5.5 metres;
- (P) Despite Regulation 10.10.40.50(1), residential **amenity space** within Building 'A' must be provided and maintained on the lands in accordance with the following:
  - (i) A minimum of 325 square metres of indoor **amenity space** is located in Building 'A'; and
  - (ii) A minimum of 40 square metres of outdoor **amenity space** is located in a location adjoining or directly accessible to the indoor **amenity space** in Building 'A'.
- (Q) Regulation 10.10.40.50(1) with regards to **amenity space** does not apply to the **dwelling units** in the Existing Building;
- (R) Regulation 10.10.40.30(1), as it relates to maximum **building depth**, does not apply;
- (S) Regulation 10.5.50.10(5), as it relates to a **soft landscaping** strip, does not apply;
- (T) Regulation 10.5.80.30(1), with regards to the separation of a **parking space** from an **apartment building**, does not apply;
- (U) Regulation 10.10.40.1(5), as it relates to **building** orientation, does not apply;
- (V) Regulation 10.5.100.1(5), as it relates to **driveway** access to an **apartment building**, does not apply;
- (W) Regulation 10.5.40.10(4), with respect to horizontal limits on elements for the functional operation of a **building**, does not apply;
- (X) Regulation 200.15.1.5(1), with respect to the location of accessible **parking spaces** does not apply;
- (Y) Regulation 10.5.40.50(2), as it relates to platforms in relation to **building setbacks**, does not apply; and

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 451-2021(LPAT) ]

**(80) Exception R 80**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of the **building** is 4,200 square metres;
- (B) The permitted maximum number of **dwelling units** is 30;
- (C) Despite regulation 10.10.40.10(1), the permitted maximum height of any **building** or **structure** on the **lot** must not exceed the height in metres indicated by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 372-2020;
- (D) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 113.8 metres;
- (E) Despite (C) above, and regulation 10.5.40.10(2) to (5), the following may project above the permitted maximum height:
  - (i) awnings, balustrades, canopies, cornices, eaves, fixtures, ornamental elements, lighting fixtures, mechanical equipment, parapets, railings, trellises, vents, skylights, planters, chimney stacks, and other minor architectural projections a maximum of 3.0 metres;
- (F) Despite regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building** setbacks are as shown on Diagram 3 attached to By-law 372-2020;
- (G) Despite (F) above, and Clause 10.5.40.60 the following may encroach into the required minimum **building setbacks** as shown on Diagram 3 attached to By-law 372-2020;
  - (i) balconies above the first **storey** a maximum of 2.5 metres; and
  - (ii) awnings, balustrades, canopies, cornices, eaves, fixtures, ornamental elements, lighting fixtures, mechanical equipment, parapets, railings, trellises, vents, window sills, planters, and other minor architectural projections a maximum of 1.0 metres;
- (H) Despite regulation 10.5.50.10(4) a minimum of 13.9 percent of the area of the **lot** must be **landscaping**, and 8.3 percent must be **soft landscaping**;
- (I) Regulation 10.5.50.10(5) regarding a minimum 1.5 metre wide strip of **soft landscaping** does not apply;
- (J) Despite regulation 10.10.40.50(1) the required minimum indoor **amenity space** is 100 square metres and the required minimum outdoor **amenity space** is 55 square metres;



- (K) Despite regulation 5.10.1.30(3) **dwelling units** are permitted below **established grade**;
- (L) Regulation 10.5.100.1 (5) regarding **driveway** access to **apartment buildings** does not apply; and
- (M) Despite regulation 10.10.40.30(1)(B), the permitted maximum **building depth** for an **apartment building** is 41.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[By-law 372-2020]

(81) Exception R 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(82) Exception R 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(84) Exception R 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 41-45 Wabash Avenue, a **townhouse** containing **dwelling units** may be constructed, used or enlarged in compliance with (B) to (S) below;
- (B) The permitted maximum number of **dwelling units** is 15;
- (C) Despite regulation 10.10.40.40(1)(A), the permitted maximum **gross floor area** is 3,500 square metres, excluding any **gross floor area** below a Canadian Geodetic Datum elevation of 102.82 meters;
- (D) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 102.82 metres;
- (E) Despite regulations 10.10.40.10(1) and (2), the permitted maximum height of any **building** or **structure** on the **lot** is the height in metres specified by the numbers following the symbol HT, as shown on Diagram 4 of By-law 940-2020;
- (F) Despite regulations 10.5.40.10(3), (4) and (5) and (E) above, the following elements may project above the permitted maximum height:
  - (i) mechanical equipment and any associated enclosure **structures** or enclosed **building** elements, wind protection screens, pergolas, trellises, stairs, stair enclosures, chimneys, mechanical and ventilation **structures**, **building** maintenance units and window washing equipment up to a maximum of 3.2 metres;
  - (ii) parapets, railings, lightning rods and elements of a **green roof** up to a maximum of 1.5 metres;
  - (iii) terrace dividers and guard rails up to a maximum of 2.0 metres; and
  - (iv) roof drainage elements up to a maximum of 0.5 metres.
- (G) Despite regulation 10.5.40.70(1) and clause 10.10.40.70, the required minimum **building setbacks** in metres are as shown on Diagram 4 of By-law 940-2020;
- (H) Despite regulation (G) above and regulation 10.5.40.60, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 4 of By-law 940-2020 as follows:

- (i) Cornices, light fixtures, awnings, ornamental or architectural elements, parapets, landscape features, trellises, eaves, window sills, ventilation shafts, fences, guardrails, porches, terraces, decks, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, garbage and servicing areas and their associated **structures**, retaining walls, transformer vaults and elements required for the functional operation of the **building**; and
  - (ii) balconies and canopies may project a maximum of 1.5 metres beyond the heavy black line shown on Diagram 4;
- (I) Despite regulation 10.5.50.10(1), (2) and (3), a minimum of 15.0 percent of the area of the **lot** must be for **landscaping**;
  - (J) Despite regulation 200.5.1(3)(A), if the centerline of a **parking space** is at an interior angle of 70-90 degrees to the centerline of the **drive aisle** providing **vehicle** access, the minimum width for that **drive aisle** is 5.14 metres;
  - (K) Despite regulation 200.5.10.1(1), a minimum of 15 **parking spaces** for residents of **dwelling units** must be provided and maintained on the **lot**;
  - (L) Despite regulation 200.5.10.1(1), no visitor **parking spaces** are required for the **lot**;
  - (M) Despite regulation 200.5.1.10(2)(A), a **parking space** obstructed on two sides will have a minimum width of 2.6 metres;
  - (N) Despite regulation 200.15.10(1), no accessible **parking spaces** are required for the **lot**;
  - (O) Regulation 10.10.30.20 (1) (D), with respect to required minimum **lot frontage**, does not apply;
  - (P) Regulation 10.10.40.1(4), with respect to required minimum **dwelling unit** width, does not apply;
  - (Q) Regulation 10.10.40.80 (1), with respect to minimum separation distance between **main walls**, does not apply;
  - (R) Regulation 10.10.40.10 (3), with respect to maximum number of **storeys**, does not apply;
  - (S) Regulation 10.10.40.30(1), with respect to maximum **building depth**, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 940-2020 ]

(85) Exception R 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 202-208 St. Clair Avenue West and 2-6 Forest Hill Road, if the requirements of Section 7 and Schedule A of By-law 658-2020 are complied with, a **building** or **structure** may be erected or constructed in compliance with (B) to (O) below;
- (B) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, required minimum **building setbacks** are as shown on Diagram 3 of By-law 658-2020;
- (C) For purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 152.4 metres;
- (D) Despite Regulations 10.10.40.10(1) and (2), the permitted maximum height is shown, in metres, specified by the numbers following the symbol HT and in **storeys** before the letters ST, as shown on Diagram 3 of By-law 658-2020;
- (E) Despite (D) above, and Regulations 10.5.40.10(2), (3), (4), and 10.10.40.10(8) and (9):
  - (i) Parapets and elements of a **green roof**, roof drainage materials, thermal insulation, roof assemblies including decking and pavers or roof ballast, terraces, patios, balustrades, bollards, skylights, roof access hatches, and accessory structures, may project above the height limits by no more than 2.0 metres;
  - (ii) The following **structures** on the roof and terraces of the building may exceed the permitted maximum height by 5.0 metres: ornamental or architectural features, chimneys, privacy screens, terrace dividers, cabanas, pergolas, public art features, lighting fixtures, ramps, mechanical lift, noise mitigation, heating and cooling units, stacks and associated components, towers, elevator shafts, make-up air units, emergency generator, window washing equipment, lightning rods, balustrades, cornices, elevator overrun, guardrails, landscape elements, mechanical equipment, parapets, railings, stair enclosures, stairs, trellis, vents and wind mitigation features and generally, in the area labelled MPH as shown on Diagram 3 of By-law 658-2020, **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities and **structures** that enclose, screen or cover the above listed elements; and
  - (iii) The following **structures** on the roof and terraces of the building may exceed the permitted maximum height by 3.0 metres: Pool, hot tub, guardrail for pool, pool mechanical equipment, raised pool deck and

associated **structures**; public art features, lighting fixtures, ramps, balustrades, cornices, guardrails, parapets, built-in barbeques and railings;

(F) Despite (B), above, and Clause 10.5.40.60:

- (i) The following structures may encroach into the required minimum building setbacks by 1.0 metres: privacy screens, landscape elements, built-in barbeques, chimney breasts, mechanical equipment, mechanical penthouses, porches, pergola, balconies, balustrades, cornices, eaves, guardrails, lighting fixtures, ornamental elements, public art features, railings, stair enclosures, stairs, trellis, underground garage ramps, vents, wheelchair ramps, terraces, wind mitigation features and window sills, and, awnings;
- (ii) Despite provision (F)(i) above, no balcony or terrace shall be permitted closer than 4.5 metres from the **west side lot line** except for those balconies or terraces located on the 6th floor of the south elevation which extend to the **west side lot line**; and
- (iii) a canopy covering the **building** entrance may encroach into the required minimum **building setback** along Forest Hill Road as shown on Diagram 3 of By-law 658-2020;

(G) An **apartment building** shall be setback a minimum of 4.8 metres from the curb of St. Clair Avenue West as it exists in 2019, and 6.4 metres from the curb of Forest Hill Road as it exists in 2019, immediately adjacent to the property;

(H) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** is 13,750 square metres;

(I) Despite Clause 200.5.10.1, the following minimum **parking space** rates shall apply in a **dwelling unit** in an **apartment building**:

- (i) 0.6 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
- (ii) 0.7 for each one bedroom **dwelling unit**;
- (iii) 0.9 for each two bedroom **dwelling unit**;
- (iv) 1.0 for each three or more bedroom **dwelling unit**, and;
- (v) 0.1 visitor **parking space** for each **dwelling unit**;

(J) A maximum of 5 **parking spaces** that are not visitor **parking spaces** may be used for car-share purposes;

(K) **Parking spaces** for residents of **dwelling units** may be provided in the form of **stacked parking spaces**;

(L) Despite Regulation 200.15.10 (1), a minimum of 4 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimension required in (M), below, for an accessible **parking space**;

(M) Despite Clause 200.15.1, the minimum dimensions and provisions for an accessible **parking space** are:

- (i) length of 5.6 metres;
- (ii) width of 3.4 metres;
- (iii) vertical clearance of 2.1 metres;
- (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle; and
- (v) accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
  - (a) entrance to a **building**;
  - (b) passenger elevator that provides access to the first **storey** of the **building**; and is the shortest route from the required entrances in (A) and (B);

(N) Despite Clause 220.5.10.1, a minimum of one Type G **loading space** is required;

(O) Regulation 10.5.100.1(5), 10.5.50.10(4), 10.5.50.10(5) and 10.10.40.30(1) do not apply.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 2 of former City of Toronto By-law 438-86;

(B) Section 12(1) 26 of former City of Toronto By-law 438-86; and

(C) Section 12(1) 45 of former City of Toronto By-law 438-86. [ By-law: 658-2020 ]

(86) Exception R 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 96, 98, and 100 Granby St., Section 12(2) 148 of former City of Toronto By-law 438-86.

**(87) Exception R 87**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) On a **lot**, a use permitted in the O zone, a **detached house, semi-detached house, townhouse, office or artist studio** is permitted. [TO: 438-86; 12(2) 64]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

**(88) Exception R 88**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 368 and 386 Eglinton Avenue East, if the requirements of Section 8 and Schedule A of By-law 223-2023(OLT) are complied with, a **building, structure** or addition may be constructed or used in compliance with regulations (B) to (W) below;
- (B) For the purposes of this exception, "existing building" is the existing **apartment building** municipally known as 368 Eglinton Avenue East, including the underground **parking garage** and enclosed garage entry ramp located on the lot in the year 2019 as shown on Diagram 3 of By-law 223-2023(OLT);
- (C) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of both the "existing building" and the addition to the "existing building" is 16,800 square metres;
- (D) A maximum of 149 **dwelling units** are permitted in the "existing building";
- (E) A maximum of 76 **dwelling units** are permitted in the addition to the "existing building";
- (F) Despite clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** in metres for the "existing building" and the addition to the "existing building" are shown on Diagram 3 of By-law 223-2023(OLT);
- (G) Despite regulation (F) above and regulations 10.5.40.50(2), 10.5.40.60(1), (2),(3), (5)(A), (7)(B), and (8), the following may encroach into the required minimum **building setbacks** as shown on Diagram 3 attached of By-law 223-2023(OLT):
  - (i) pilaster, decorative column, cornice, sill, belt course, eaves, lighting fixtures, vents and parapets may encroach a maximum distance of 0.5 metres;
  - (ii) vents, pipes, or utility equipment may encroach a maximum distance of 0.6 metres;
  - (iii) antenna, or a pole used to hold an antenna and satellite dishes may encroach a maximum distance of 0.9 metres; and,
  - (iv) balconies, canopies, awnings, wind mitigation features, trellises, guardrails, balustrades, railings, stairs, wheel chair ramps, underground garage ramps, **landscape** and **green** roof elements, and public art features may encroach a maximum distance of 2.2 metres.
- (H) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 160.14 metres and elevation of the highest point of the **building** or **structure**;

- (I) Despite regulation 10.10.40.10(1), the permitted maximum height of any **building** or **structure** or portion thereof, is the height in metres specified by the numbers following "HT" as shown on Diagram 3 of By-law 223-2023(OLT);
- (J) Despite regulation 10.10.40.10(3), the permitted maximum number of **storeys** in a **building** or portion thereof is the number following the symbol "ST" as shown on Diagram 3 of By-law 223-2023(OLT);
- (K) Despite (I) and (J) above and regulations 10.5.40.10(2), (3) and (4), the following equipment and **structures** may project above the permitted maximum height as shown on Diagram 3 of By-law 223-2023(OLT):
- (i) Skylights, guardrails, elements of a **green roof**, parapets, elements of a photovoltaic **solar energy** device or a thermal **solar energy** device, wheelchair ramps, and roof assemblies may project above the permitted maximum height to a maximum of 2.0 metres;
  - (ii) **Structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access or hatches, maintenance equipment storage, elevator shafts, elevator overrun, stacks, chimneys, vents, and water supply facilities may project above the permitted maximum height to a maximum of 2.5 metres;
  - (iii) Unenclosed **structures** providing safety or wind protection, acoustical barriers, privacy screens, and planters may project above the permitted maximum height to a maximum of 3.0 metres;
  - (iv) Lightning rods, antennae, flag poles, satellite dishes, fencing, decorative screens, lighting features, may project above the permitted maximum height to a maximum of 5.0 metres;
  - (v) Equipment used for the functional operation of the **building**, such as electrical, utility, heating/cooling towers, mechanical and ventilation equipment may project above the permitted maximum height by no more than 2.5 metres; and
  - (vi) **Structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) through (v) may project above the permitted maximum height by no more than 2.0 metres.
- (L) Despite regulation 220.5.10.1(2), a minimum of one Type "G" **loading space** must be provided and maintained on the lot for the "existing building" and the addition to the "existing building";
- (M) Despite regulation 200.5.10.1(1), a total of 163 **parking spaces** must be provided and maintained on the **lot** for use by the residents of the "existing building" and the addition to the "existing building" and maintained in accordance with the following minimum requirements:
- (i) 128 **parking spaces** must be residential occupant **parking spaces**; and
  - (ii) 35 **parking spaces** must be residential visitor **parking spaces**.
- (N) Notwithstanding (M) above, a maximum of "4 car-share parking spaces" are permitted, and for the purposes of this exception:
- (i) "Car-share" means the practice whereby a number of people share the use of one or more motor vehicles and such car-share motor vehicles are made available to at least the occupants of the building for short-term rental, including hourly rental; and
  - (ii) A "car-share parking space" means a parking space exclusively reserved and signed for a car used only for car-share purposes.
- (O) Despite Chapter 200 – Parking Space Regulations, any existing **parking spaces** and **drive aisles** existing on the **lot** in the year 2019 are deemed to comply;
- (P) Despite regulation 10.5.100.1(5), the requirement for a **vehicle** being able to enter and leave the **lot** in one continuous movement does not apply;
- (Q) Despite regulation 10.10.40.80(1), the minimum required separation between **main walls** is as shown on Diagram 3 of By-law 223-2023(OLT);
- (R) Despite regulation 200.15.10(1)(C), a minimum of two accessible **parking spaces** must be provided;
- (S) Despite regulation 230.5.10.1(5), **bicycle parking spaces** for the "existing building" and the addition to the "existing building" must be provided and maintained on the lands in accordance with the following:
- (i) A minimum of 0.9 long-term **bicycle parking spaces** per **dwelling unit** in the addition to the "existing building"; and
  - (ii) A minimum of 0.1 short-term **bicycle parking spaces** per **dwelling unit** in the addition to the "existing building".
- (T) Despite regulation 10.10.40.50(1), residential **amenity space** must be provided and maintained on the lands in accordance with the following:

- (i) A minimum of 145 square metres of indoor **amenity space** located in the addition to the "existing building" for use by the residents of the **dwelling units** in the "existing building" and residents of the addition to the "existing building"; and
  - (ii) A minimum of 160 square metres of outdoor **amenity space** located in the addition to the "existing building" for use by the residents of the **dwelling units** in the "existing building" and residents of the addition to the "existing building".
- (U) Despite clause 10.5.50.10, a minimum of 1,250 square metres of **soft landscaping** must be provided and maintained on the **lot**;
- (V) Clause 10.10.40.30, with respect to **building depth**, does not apply; and
- (W) Regulation 10.5.80.1(2) with respect to Ancillary Outdoor Area for Parking do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 223-2023(OLT) ]

(89) Exception R 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 33 Isabella Street, shown as Parcel A on Diagram 1 of By-law 675-2021, if the requirements in Section 6 and Schedule A of By-law 675-2021 are complied with then an **apartment building** may be constructed in compliance with (B) to (U) below;
- (B) For the purpose of this exception, the **lot** is defined as Parcel A on Diagram 1 of By-law 675-2021;
- (C) In addition to the uses permitted in Article 10.10.20, office uses are also permitted on the first **storey** within Building A, as shown on Diagram 3 of By-law 675-2021;
- (D) Regulation 10.10.40.30(1) with respect to **building depth** does not apply;
- (E) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 24,760 square metres and:
  - (i) the total **gross floor area** for Building A as shown on Diagram 3 of By-law 675-2021 must not exceed 2,550 square metres, of which a maximum of 2,150 square metres may be used for residential uses and a maximum of 400 square metres may be used for non-residential uses; and
  - (ii) the total **gross floor area** for Building B as shown on Diagram 3 of By-law 675-2021 must not exceed 22,550 square metres;
- (F) Despite regulation 10.10.40.50(1) **amenity space** must be provided on the **lot** as follows:
  - (i) a minimum of 373 square metres of indoor **amenity space**; and
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit** for all **dwelling units** on the **lot**;
- (G) The permitted maximum number of **dwelling units** in Building A identified on Diagram 3 of By-law 675-2021 is 15; and the provision of **dwelling units** will comprise the following:
  - (i) a minimum of 2 **dwelling units** as bachelor units;
  - (ii) a minimum of 6 **dwelling units** must contain at least one-bedroom;
  - (iii) a minimum of 2 **dwelling units** must contain at least two-bedrooms; and
  - (iv) a minimum of 5 **dwelling units** must contain at least three or more bedrooms;
- (H) Despite regulations 10.5.40.70(1) and 10.10.40.80(1), and clause 10.10.40.70 the required minimum **building setbacks** and distance between **main walls** of the same **apartment building** are shown in metres on Diagram 3 of By-law 675-2021;
- (I) Despite clause 10.5.40.60, and (H) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 675-2021 for Building A as follows:
  - (i) canopies and awnings up to a maximum of 2.7 metres;
  - (ii) cornices, architectural elements, pilasters and eaves, bay windows, window sills and light fixtures up to a maximum of 1.0 metre;
  - (iii) stairs, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated **structures** up to a maximum of 1.5 metres; and
  - (iv) balconies up to a maximum of 1.8 metres;

- (J) Despite regulation 10.5.40.10(1) for Building A on Diagram 3 of By-law 675-2021, the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 112.20 metres and the highest point of the **building** or **structure**;
- (K) Despite regulations 10.10.40.10(1) and 10.5.40.10(3) for Building A on Diagram 3 the permitted maximum height for a **building** or **structure**, including the mechanical penthouse containing equipment and **structures** used for the functional operation of the **building**, must not exceed the height as specified in metres by the numbers following the symbol "HT" on Diagram 3 of By-law 675-2021;
- (L) Despite regulation 10.10.40.10(8) for Building A on Diagram 3 of By-law 675-2021, the following **structures** on the roof of the **building** may exceed the permitted maximum height for that building by 2.0 metres:
  - (i) Antennae, flagpoles, satellite dishes, and weather vanes;
- (M) Despite clause 10.5.40.10, and (K) above for Building A, the following elements of a **building** may project above the maximum height in Diagram 3 of By-law 675-2021:
  - (i) parapets, chimneys, solar panels, architectural features, and elements and **structures** associated with a **green roof** may project above the height limits to a maximum of 2.0 metres;
- (N) Despite regulation 10.10.40.10(3), the permitted maximum number of **storeys** in Building A on Diagram 3 of By-law 675-2021 is 4, excluding the mechanical penthouse;
- (O) Regulation 10.5.40.10(4)(A), regarding the functional operation area of a **building** does not apply;
- (P) Despite regulation 200.5.1.10(2)(B) and (D), a **parking space** existing on July 16, 2021 on the **lot** may have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 2.6 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (Q) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of 0.17 **parking spaces** per **dwelling unit** for the use of residents of Building A and Building B;
  - (ii) a minimum of 0.03 **parking spaces** per **dwelling unit** for non-residential visitors; and
  - (iii) a minimum of 7 **parking spaces** for office uses in Building A;
- (R) Despite regulation 200.15.1(1), an accessible **parking space** may:
  - (i) have a vertical clearance of 2.0 metres;
- (S) Despite regulation 200.15.1.5, an accessible **parking space** may:
  - (i) not be located closest to a main pedestrian access to a **building**;
- (T) Despite clause 220.5.10, one Type "G" **loading space** must be provided and maintained on the **lot**;
- (U) Despite regulation 230.5.1.10 (4), the required minimum width of a **bicycle parking space** is 0.4 metres;
- (V) On Parcel A as shown on Diagram 1 of By-law 675-2021, none of the provisions of Subsections (2), (4), (6), and (8) of Section 1 of former City of Toronto By-law 188-68 apply to prevent the erection of and use of **buildings** or **structures** in compliance with regulations (B) to (U) above;
- (W) On Parcel A as shown on Diagram 1 of By-law 675-2021, none of the provisions of Sections 1 and 2 of former City of Toronto By-law 310-69 apply to prevent the erection of and use of **buildings** or **structures** in compliance with regulations (B) to (U) above; and
- (X) None of the provisions in (A) to (X) above will prevent the **buildings, structures** and uses existing as of January 1, 2020 on Parcel B as shown on Diagram 1 of By-law 675-2021, are permitted on Parcel B.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-laws 188-68 and 310-69 [ By-law: 675-2021 ]

**(90) Exception R 90**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 117 and 127 Broadway Avenue, if the requirements of Section 5 and Schedule A of By-law 974-2020(LPAT) are complied with, a **building** or **structure** may be erected or constructed in compliance with (B) to (Z) below;

- (B) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 158.80;
- (C) Despite Clause 10.10.40.70 the required minimum **building setbacks** are shown in metres on Diagram 3 of By-law 974-2020(LPAT);
- (D) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 974-2020(LPAT);
- (E) Despite regulation 10.10.40.10(3) the permitted maximum number of **storeys** in a **building** or **structure** on the **lot** is the numerical value following the letters "ST" on Diagram 3 of By-law 974-2020(LPAT);
- (F) Despite regulations 10.5.40.10(2), (3) and (4), and 10.10.40.10(9), the following **building** elements and **structures** may exceed the permitted maximum **building** height:
  - (i) Roof drainage materials, thermal insulation, roof assemblies including decking and pavers or roof ballast to a maximum of 1.0 metres;
  - (ii) **Structures** on the roof at or above the 8th **storey** used for pool or spa maintenance or operational equipment and swimming pools (elevated or otherwise) to a maximum of 1.7 metres;
  - (iii) Parapets, safety railings, **green roof** elements, architectural elements and features, landscape elements and features, balcony and terrace partitions and dividers, telecommunications equipment and antennae, planters, lightning rods, exhaust flues, vents at each of the roof levels of the **building** to a maximum of 2.3 metres;
  - (iv) **Structures** on the roof of any part of the **building** used for outside or open air recreation, mechanical equipment and associated screening structures, wind mitigation elements, elevator shafts and enclosed stairwells, window washing equipment to a maximum of 3.0 metres;
  - (v) Trellises, fencing and or canopies at or above the 7th and 8th storey to a maximum of 4.0 metres;
- (G) Despite regulations (C), (D), (E), and (F) above, a stair enclosure is permitted on the **lot**;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 62,341 square metres;
- (I) Areas devoted to a **day nursery** use must be provided as follows:
  - (i) a minimum of 692 square metres of **gross floor area** must be used for a **day nursery**;
  - (ii) a minimum of 290 square metres of outdoor area must be used for a **day nursery**; and
  - (iii) the outdoor area required by (ii) above must be adjacent to and accessible from the indoor area required by (i) above;
- (J) A maximum of 947 **dwelling units** are permitted, provided that:
  - (i) A minimum 19 percent of **dwelling units** must contain at least two bedrooms; and
  - (ii) A minimum of 8 percent of **dwelling units** must contain at least three bedrooms;
- (K) Despite regulation 10.5.40.60(1), a platform, mechanical penthouse or balcony attached to or within 0.3 metres from a **building** may encroach into the required **building setbacks** to a maximum of 2.1 metres, except that no platform may encroach within the area labeled "Main Wall where balcony projections are not permitted" as shown in Diagram 3 of By-law 974-2020(LPAT);
- (L) Despite regulation 10.5.40.60(2), an entrance canopy, awning, or similar structure at the ground floor, with or without structural support, or a roof over a platform may encroach into the required **building setbacks** to a maximum of 3.8 metres;
- (M) Despite regulation 10.5.40.60(3)(B) underground garage access ramps may encroach into a required **building setback** to a maximum of 3.0 metres, provided such encroachment is not located within the **front yard**;
- (N) Despite regulation 10.5.40.60(3), exterior stairs, wheelchair access ramps, pedestrian access ramps, and elevating devices may encroach into a required **building setback** to a maximum of 3.0 metres;
- (O) Despite regulation 10.5.40.60(5), architectural features including lighting on a **building** may encroach into a required **building setback** to a maximum of 1.0 metres;
- (P) Despite regulation 10.5.40.60(7), roof parapets and projections may encroach into a required **building setback** to a maximum of 2.2 metres;
- (Q) Despite regulation 10.5.40.60(8), vents, pipes, utility equipment, siamese connections, satellite dishes, and antennas (including mounting poles) may project into a required **building setback** except the **front yard setback** to a maximum of 1.0 metres;
- (R) Despite regulation 10.10.40.50(1), the minimum required **amenity space** is 1,448 square metres of indoor **amenity space** and 1,632 square metres of outdoor **amenity space**;
- (S) Despite clause 200.5.10.1 **parking spaces** must be provided and maintained as follows:
  - (i) a minimum of 220 **parking spaces** for residents of **dwelling units**; and



- (ii) a minimum of 32 **parking spaces** for the shared use of residential visitors and non-residential uses,
- (T) Despite regulation (S) above, if a **building** contains fewer than 947 **dwelling units**, the number of **parking spaces** for residents required in (S) above may be reduced by the figure obtained by multiplying the following number by 0.245:
  - (i) 947 minus the total number of **dwelling units** in the **building**;
- (U) Despite regulation 200.5.1.10 (2), a maximum of 15 **parking spaces** may have minimum dimensions of:
  - (i) length of 5.3 metres;
  - (ii) width of 2.4 metres; and
  - (iii) vertical clearance of 1.7 metres;
- (V) Despite regulations 200.15.1(4) and 200.15.10(1), a minimum of 9 accessible **parking spaces** must be provided on the **lot** and located within 10.0 metres to an accessible pedestrian entrance or an accessible elevator providing access to the first **storey** of the **building**;
- (W) Despite clause 220.5.10.1, **loading spaces** must be provided as follows:
  - (i) A minimum of 1 Type "G" **loading space**; and
  - (ii) A minimum of 1 Type "B" **loading space**;
- (X) Despite regulation 200.5.10.1 (12) the total minimum number of **parking spaces** required on the **lot** may be reduced at a rate of 1 **vehicle parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required by By-law 569-2013 if the reduction of **vehicle parking spaces** is not greater than 20 percent of the total minimum of **vehicle parking spaces** required;
- (Y) Despite regulations 10.5.50.10 (4), a minimum of 15 percent of the **lot** must be used for **landscaping** of which a minimum of 30 percent must be used for **soft landscaping**;
- (Z) Despite regulation 10.5.50.10(5), a 1.5 metre wide strip of **soft landscaping** is not required along any part of a **lot line** abutting another **lot** in the Residential zone category.

Prevailing By-laws and Prevailing Sections: (None Apply)

[974-2020(LPAT)]

(91) Exception R 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 340 St. Clements Avenue, a **building, structure** or addition may be constructed or used in compliance with regulations (B) to (S) below; [ By-law: 1092-2021 ]
- (B) Despite clause 10.10.30.10, the minimum required **lot area** is 700 square metres;
- (C) Despite regulation 10.10.30.20(1)(c)(ii)(b), the required minimum **lot frontage** of a **townhouse dwelling unit** fronting directly on a **street** is 5.0 metres;
- (D) The permitted maximum number of **townhouse dwelling units** is 6;
- (E) Despite regulation 10.10.40.1(4) the required minimum width of a **townhouse dwelling unit** is 5.0 metres;
- (F) For the purpose of calculating the height of a **building** or **structure** in this exception, **established grade** is the Canadian Geodetic Datum elevation of 173.02 metres;
- (G) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Avenue Road;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1,225 square metres;
- (I) Despite regulations 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers followed by the symbol HT shown on Diagram 3 attached to By-law 811-2020;
- (J) Despite regulations 10.5.40.10(3) and (4) the following may project above the permitted maximum height:
  - (i) Architectural features, awnings, bollards, canopies, chimneys, cornices, columns, lighting fixtures, ornamental elements, parapets, pipes, stacks, vents and window sills a maximum of 1.0 metres; and
  - (ii) Elevator enclosures and overruns, fences, guardrails, mechanical penthouses and other equipment, planters, privacy screens, railings, retaining walls, screens, stair enclosures, trellises, wind projections and window washing equipment a maximum of 2.0 metres.

- (K) Despite regulation 10.5.40.50(4), the floor of the platform at a **front wall** may be no higher than 1.55 metres above **established grade**;
- (L) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70 the required minimum **building setbacks** for all **buildings** or **structures** are shown in metres on Diagram 3 of By-law 811-2020;
- (M) Despite clause (L) above, clause 10.5.40.60 and regulation 10.5.40.50(2), the following may encroach into the required minimum **building setbacks** as shown on Diagram 3:
  - (i) Architectural features, antenna, bay windows, belt course, box windows, canopies, chimneys, chimney breasts, cornices, columns, dormers, eaves, lighting fixtures, ornamental elements, parapets, platforms, pipes, sills, satellite dish, vents, and utility equipment a maximum of 1.0 metres; and
  - (ii) Retaining walls a maximum of 3.0 metres; and
  - (iii) Stairs and stair enclosures a maximum of 1.5 metres.
- (N) Regulation 10.10.40.10(6) regarding the height of a main pedestrian entrance does not apply;
- (O) Regulation 10.10.40.30(1) regarding **building depth** does not apply;
- (P) Regulation 10.10.40.80(1) regarding separation does not apply;
- (Q) Despite Clause 10.5.50.10, 160.0 square metres of **soft landscaping** must be provided;
- (R) Despite regulation 10.5.100.1(3), the permitted maximum **driveway** width is 6 metres;
- (S) Despite article 200.5.10, a minimum of six (6) **parking spaces** must be provided for the six (6) **dwelling units** and 0 visitor **parking spaces** are required; and

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 811-2020 ]

(92) Exception R 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 75 Broadway, if the requirements of Section 5 and Schedule (A) of By-law 1014-2020(LPAT) are complied with, a **building** or **structure** may be erected or constructed in compliance with (B) to (GG) below;
- (B) In addition to the uses permitted by clauses 10.10.20.10 and 10.10.20.20, a temporary sales office is permitted, subject to the following conditions:
  - (i) That the temporary sales office is used exclusively for the initial sale and/or initial leasing of **dwelling units** on the lands subject to this by-law; and
  - (ii) That the temporary sales office is permitted for a period of time not to exceed three years from the date of By-law 1014-2020(LPAT);
- (C) Despite regulation 10.10.40.1(2), two residential **buildings** are permitted;
- (D) Despite 10.5.40.10(1) and 800.50(240), the height of any **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 161.47 metres and the highest point of the **building** or **structure**;
- (E) Despite regulation 10.10.40.10(1), the heights of the **buildings** erected on the **lot** must not exceed the maximum height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 1014-2020(LPAT);
- (F) Despite (E) above and regulations 10.5.40.10(3), 10.5.40.10(4), 10.10.40.10(8) and (9), the following may exceed the height indicated by the numbers following the symbol "HT" on Diagram 3 of By-law 1014-2020(LPAT) to the extent indicated as follows:
  - (i) Architectural features, awnings, balconies, bollards, canopies, chimneys, communication equipment, cooling tower, cornices, eaves, fences, flues, green roof elements, guardrails, landscape and public art features, lighting fixtures, maintenance equipment storage, ornamental elements, pipes, planters, platforms, railings, retaining walls, rooftop access equipment, screens, stairs, stair enclosures, terraces, trellises, and window sills may exceed the permitted height for the **building** by 1.5 metres;
  - (ii) Stair enclosures and enclosures housing mechanical and electrical elements and ducts, ventilation equipment, and associated **structures** may exceed the permitted height for the **building** by 5.5 metres;
  - (iii) Elevators, elevator enclosures and associated **structures** may exceed the permitted height for the **building** by 7.3 metres;
  - (iv) Wind protection screens and structures may exceed the permitted height for the **building** and the elevated landscape platform by 1.8 metres;

- (v) The erection or use of **structures** on any roof used for maintenance, safety, outdoor amenity rooftop access, wind or **green roof** purposes may exceed the permitted maximum height for that **building** by 3.0 metres; and
- (vi) An elevated landscape platform may exceed the maximum permitted height for a **building** by 2.2 metres;
- (G) The heights of the **buildings** erected on the **lot** must not exceed the maximum height in **storeys** specified by the numbers following the symbol ST as shown on Diagram 4 of By-law 1014-2020(LPAT). This shall not apply to **storeys** in the existing portion of the **apartment building** and the mechanical penthouse and transfer **structure** shall not be considered **storeys**;
- (H) Despite regulation 10.10.40.40(1), the amount of **gross floor area** erected or used on the **lot** must not exceed 35,800 square metres;
- (I) Despite regulation 10.5.40.40.(4), the **gross floor area** of an **apartment building** may also be reduced by the area used in the **building** for voids in the wall used to store mechanical or electric equipment;
- (J) A maximum of 520 **dwelling units** are permitted on the **lot**, subject to the following conditions:
  - (i) No less than 20 percent of the **dwelling units** constructed after the date of the passing of By-law 1014-2020(LPAT) must include two bedrooms; and
  - (ii) No less than 10 percent of the **dwelling units** constructed after the date of the passing of By-law 1014-2020(LPAT) must include three bedrooms;
- (K) Despite regulation 10.5.60.50(2), the total floor area of all **ancillary buildings** or **structures** must not be greater than 260 square metres;
- (L) Despite regulations 10.5.40.70(1), 10.5.60.20(2) and (3), 10.10.40.30(1)(B), and 10.10.40.70(1) to (4), the minimum required **building setbacks** and the maximum permitted **building depth** for **buildings** and **structures** on the **lot** are as shown on Diagram 5 of By-law 1014-2020(LPAT);
- (M) Despite (L) above and regulation 10.5.40.50(2) and clause 10.5.40.60 the following encroachments are permitted beyond the heavy lines shown on the attached Diagram 5 of By-law 1014-2020(LPAT) to the extent indicated as follows:
  - (i) balconies may encroach a maximum of 1.5 metres in the locations identified as "balcony projection zones" on Diagram 5;
  - (ii) Architectural features, antennas, bay windows, belt courses, box windows, cornices, columns, eaves, fences, guard rails, lighting fixtures, ornamental elements, parapets, pipes, planters, railings, sills, satellite dishes, screens, stairs, trellises, utility and mechanical equipment, vents, window sills, roof equipment and access ramps, may encroach into the required **front yard, side yards, and rear yards** by 1.5 metres;
- (N) Despite (L) above, portions of the east exterior **main wall** of the tower as shown on Diagram 3, shall be permitted to project from the east exterior **main wall** in accordance with Diagram 6;
- (O) Despite regulation 10.5.50.10(4), a minimum of 2,265 metres of **landscaping** must be provided; of which 1,220 square metres shall consist of **soft landscaping**;
- (P) Despite regulation 10.5.50.10(5), a 1.3 metre wide strip of **soft landscaping** is required along the south property line and the east property line, which shall exclude the northerly portion of the east property line where the privately owned public space (POPS) is located, as shown on Diagram 5;
- (Q) Despite regulation 10.10.40.50(1), **amenity space** for the **buildings** must be provided as follows:
  - (i) Indoor **amenity space** must be provided at a rate of no less than 2.0 square metres for each **dwelling unit** constructed after the date of the passing of By-law 1014-2020(LPAT); and
  - (ii) Outdoor **amenity space** must be provided at a rate of no less than 2.0 square metres for each **dwelling unit** constructed after the date of the passing of By-law 1014-2020(LPAT);
- (R) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 142 **parking spaces** must be provided for residents;
- (S) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 15 **parking spaces** must be provided for visitors;
- (T) Of the minimum 142 **parking spaces** to be provided for residents, a maximum of 8 **parking spaces** may be used exclusively for "car share" parking. For the purposes of this by-law, "car share" means a **vehicle** available for short-term rental, including an option for hourly rental, for the use of at least the occupants of the **buildings** erected on the lands;
- (U) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 30 **parking spaces** may be obstructed according to regulation 200.4.1.10(2)(D) and the **parking space** will not require a width greater than 2.6 metres;

- (V) Despite regulation 200.5.1.10.(2), any **parking spaces** existing on the **lot** in the year 2020 are deemed to comply;
- (W) Despite regulation 200.15.10(1)(C), a minimum of 6 accessible **parking spaces** must be provided for residents;
- (X) Despite regulations 220.5.10.1(2) and 220.5.10.1(11), a minimum of one Type "G" and one Type "C" **loading space** must be provided and maintained;
- (Y) Regulation 10.5.100.1(5) does not apply to the lands subject to this by-law;
- (Z) Regulation 10.10.40.80 does not apply to the lands subject to this by-law;
- (AA) Despite regulation 10.5.80.1(2)(A), an **ancillary** outdoor area may be used for the parking or storing of more than three **vehicles** if the **ancillary** outdoor area used for the parking and storing of **vehicles** is located a minimum of 3.0 metres at **grade** from the **residential building** on the **lot**;
- (BB) Despite regulation 10.5.80.1(2)(B) and (C), no fence is required for an **ancillary** outdoor area used for the parking or storing of **vehicles**;
- (CC) Despite regulation 10.5.80.40(3), **vehicle** access to **parking spaces** on the **lot** will be permitted from the west adjacent lands;
- (DD) Despite regulation 10.5.60.1(4), an **ancillary building** or **structure** may be erected prior to the erection of the **main walls** and completion of the roof of a **residential building** on the same **lot**;
- (EE) Despite regulation 10.5.100.1(4)(B), there is no maximum permitted **driveway** width;
- (FF) Despite regulation 10.5.150.1(1), waste and recyclable materials may be stored in a partially enclosed outdoor area; and
- (GG) Despite regulation 230.5.1.10.(9), long-term **bicycle parking spaces** are permitted to be located in all below-**grade** levels of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law: 1014-2020(LPAT)]

(95) Exception R 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86.

(96) Exception R 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1637, 1639, 1641, 1643 and 1645 Bathurst Street, as shown on Diagram 1 of this By-law, if the requirements of Clause 5 and Schedule A of By-law 688-2021 are complied with, an **apartment building** may be constructed or used in compliance with (B) to (U) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law 688-2021;
- (C) Regulations 10.5.1.10(3)(D) and 10.10.40.1(3) regarding the maximum number of **dwelling units** permitted on the **lot** does not apply;
- (D) In addition to the uses permitted by Regulation 10.10.20.10(1), **public parking** may be permitted solely for the purpose of car-share **parking spaces**;
- (E) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 170.65 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite Regulation 10.10.40.10(1), the maximum height of any part of a **building** or **structure** is the numerical value, in metres, following the letters "HT" shown on Diagram 3 of By-law 688-2021;

- (G) Despite Regulation 10.5.40.10(3), Clause 10.10.40.10 and Regulation (F) above, the following **building** elements and **structures** are permitted to project vertically above the height limits specified in Diagram 3 of By-law 688-2021:
- (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, to a maximum of 3.9 metres, except that flues, chimneys, pipes and vents may project an additional 1.0 metres;
  - (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells for roof access, elevator shafts and overruns and water supply facilities, to a maximum of 3.9 metres;
  - (iii) **structures** that enclose, screen or cover the elements listed in (i) and (ii) above, to a maximum of 3.9 metres;
  - (iv) wind screens, parapets, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, screens, stairs, roof drainage, window washing equipment, vents, lightning rods, light fixtures, **landscaping**, planters, and elements of a **green roof**, to a maximum of 3.0 metres;
  - (v) Elements or **structures** on any roof, terrace or patio used for outdoor **amenity space** and for maintenance, safety and wind protection, to a maximum of 3.0 metres;
  - (vi) Terraces, patios, covered walkways and ramps attached to the east **main wall** of the **building**, to a maximum of 5.5 metres; and
  - (vii) **Bicycle parking spaces, amenity space**, storage rooms and access to these spaces, to a maximum of 4.0 metres;
- (H) Despite Regulation 10.10.40.30(1), no regulations for **building depth** apply provided the **building** meets the minimum **building setbacks** as shown on Diagram 3 of By-law 688-2021;
- (I) Despite Regulations 10.5.40.40(4)(C) and (E), the **gross floor area** of an **apartment building** is reduced by the area in the **building** used for storage rooms, washrooms not in **dwelling units**, electrical, utility, mechanical and ventilation rooms and all indoor **amenity space**;
- (J) Despite Regulation 10.10.40.40(1), the **gross floor area** shall not exceed 8,700 square metres;
- (K) Despite Regulation 10.10.40.50(1), an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
- (i) at least 2.0 square metres for each **dwelling unit** is indoor amenity space;
  - (ii) at least 40.0 square metres of outdoor **amenity space** is provided in a location adjoining or directly accessible via a hallway from indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (L) Despite Regulation 5.10.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** above ground are as identified in metres on Diagram 3 of By-law 688-2021;
- (M) Despite Regulation 5.10.40.70(1), Clause 10.10.40.70 and Regulation (L) above, the following **building** elements and **structures**, above or below-ground, are permitted to encroach into the required minimum **building setbacks** shown in metres on Diagram 3 of By-law 688-2021, subject to the following limitations:
- (i) Landscape planters;
  - (ii) Eaves, cornices, window sills, light fixtures, railings and bollards may extend into a required **building setback** by a maximum of 0.6 metres;
  - (iii) wheelchair ramps, stairs, stair enclosures, covered walkways and ramps, patios, **bicycle parking spaces, amenity space**, storage rooms and access to these spaces attached to the east **main wall** of the **building** may extend into a required **building setback** by a maximum of 5.5 metres;
  - (iv) Canopies, awnings or similar **structures** may extend into a required **building setback** by a maximum of 3.0 metres; and
  - (v) Balconies are permitted to project and may extend into a required **building setback** by a maximum of 2.1 metres;
- (N) Despite Regulation 10.10.40.80(1), no regulations for the separation distance between **main walls** with or without openings on the same **lot** apply provided they meet the minimum **building setbacks** as shown on Diagram 3 of By-law 688-2021;
- (O) Despite Regulation 10.5.50.10(4) and (5), no **landscaping** or **soft landscaping** requirements for a **lot** apply;
- (P) Despite Regulation 10.5.100.1(5), no requirements for an unobstructed **vehicle** access between the **street** and principal pedestrian entrance to the **building** apply;

- (Q) Despite Regulation 200.5.10.1(1), "car-share" **parking spaces** may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of 4 resident **parking spaces** will be permitted for each "car-share" **parking space** provided and that the maximum reduction permitted be capped by the application of the following formula:  $4 \times (\text{Total No. of dwelling units} \div 60)$ , rounded down to the nearest whole number;
- (R) Despite Clause 220.5.10.1, a minimum of one Type "G" **loading space** must be provided on the **lot**;
- (S) Despite Regulation 230.5.1.10(9)(B), required "long-term" **bicycle parking spaces** may be located in a storage room above or below ground and/or a **parking garage** in a **building** on the **lot**, or a combination thereof;
- (T) For the purposes of this By-law, the words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions, save and except for:
- (i) "Car-share" means the practice where a number of people share the use of one or more automobiles that are owned by a profit or non-profit automobile-sharing organization and where such organization may require that use of automobiles reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the automobile-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) "Car-share" **parking space** means a **parking space** that is that is reserved for a motor **vehicle** for car-share purposes; and
- (U) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 688-2021 ]

(97) Exception R 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 413,417, 419, 423, 425, 429, 431 and 435 Roehampton Avenue, no provisions apply to prevent the use or erection of an **apartment building** or **structure**, addition or enlargement permitted in compliance with (B) to (L) below;
- (B) Despite (A) above, an **apartment building** is not permitted within the shaded areas on 413 and 435 Roehampton Avenue identified on Diagram 3 of By-law 1213-2022(OLT);
- (C) Despite Regulation 10.10.40.40(1), the **gross floor area** of the **building** must not exceed 4675 square metres, exclusive of any existing **structures** on the lands as of June 28, 2022;
- (D) Despite (C) above, a **gross floor area** of 224 square metres is permitted for the existing **semi-detached houses** at 413 and 435 Roehampton Avenue excluding a future addition of 42 square metres to the rear of 435 Roehampton Avenue;
- (E) Despite Clauses 10.10.40.70 and 10.10.40.80, the required minimum **building setbacks** and distance between **main walls** for all **buildings** and **structures** above ground are as shown on Diagram 3 of By-law 1213-2022(OLT);
- (F) Despite Clause 10.5.40.60 and (E) above, the following may encroach a maximum of 2.0 metres into the required minimum **building setbacks** shown on Diagram 3 of By-law 1213-2022(OLT);
  - (i) cornices, lighting fixtures, vents, awnings, canopies, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, wheelchair ramps, fences, downspouts, retaining walls, planter boxes and landscape features and other minor architectural projections;
- (G) Despite Regulation 10.10.40.10(1), the height of any **building** or **structure** must not exceed the maximum height permitted as indicated by the letters "HT" as shown on Diagram 3 of By-law 1213-2022(OLT);
- (H) Despite Regulation 10.5.40.10(1) for the purpose of calculating the height of a **building** or **structure** in this exception, **established grade** is the Canadian Geodetic Datum elevation of 156.85 metres;
- (I) Despite Regulations 10.5.40.10(2), (3) and (4) and (G) above, the following may project no more than 3.0 metres beyond the maximum height as shown on Diagram 3 of By-law 1213-2022(OLT):
  - (i) a parapet wall, fence, safety railing, **landscaping**, roof assembly, mechanical equipment, mechanical room, stair, stair overruns, roof terrace access, terrace, trellis or privacy screen;

- (J) Regulation 10.5.50.10(5) with respect to **soft landscaping** when abutting another **lot** in the Residential Zone category does not apply;
- (K) Despite Regulation 10.10.40.50(1), no **amenity space** is required;
- (L) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 1.0 **parking spaces** for each **dwelling unit**; and
  - (ii) A minimum of 0.2 **parking spaces** for visitors for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86. [ By-law: 1213-2022(OLT) ]

(99) Exception R 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 100 Broadway Avenue and 223, 225, 227, 229, 231 and 233 Redpath Avenue, if the requirements of Sections 4 and 5 and Schedule A of By-law 71-2021(LPAT) are complied with, a **building** or **structure** may be erected or constructed in compliance with Sections (B) to (S) below;
- (B) Despite regulation 10.10.20.40 (1), a **mixed use building** is a permitted **building** type;
- (C) Despite regulation 10.10.20.10 (1), the following uses are permitted:
  - (i) **Dwelling Unit** in a permitted **building** type;
  - (ii) **Municipal Shelter**;
  - (iii) **Park**;
  - (iv) **Retail Store**; and
  - (v) **Offices**;
- (D) Despite regulation 10.5.40.10(1), height is measured from the Canadian Geodetic Datum elevation of 159.30 metres and the elevation of the highest point of the **building**;
- (E) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 71-2021(LPAT);
- (F) Despite Section (E) above and regulation 10.5.40.10, the following **building** elements and **structures** may project above the permitted maximum height in Diagram 3 of By-law 71-2021(LPAT) as follows:
  - (i) roof drainage materials, thermal insulation, roof assemblies including decking and pavers or roof ballast, parapets, terraces, patios, balustrades, bollards, and accessory **structures**, may project above the height limits by no more than 1.5 metres;
  - (ii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (iii) parapets, garbage chutes, aircraft warning lights, lightning rods, safety railings, guard rails, ornamental or architectural elements and features, balcony and terrace partitions and dividers, telecommunications equipment and antennae, planters, retaining walls, wheelchair ramps, and lightning rods to a maximum of 2.3 metres;
  - (iv) equipment used for the functional operation of the **building**, such as electrical, utility, air handling, emergency generators, mechanical, exhaust flues, vents, ventilation equipment, and associated screening to a maximum of 3.0 metres;
  - (v) stairs, elevator shafts and enclosed stairwells, window washing equipment to a maximum of 3.0 metres;
  - (vi) **structures** on the roof of any part of the building used for outside or open air recreation, acoustical barriers, wind mitigation features, **amenity space** features, **amenity space** screens, trellises, gazebos, landscape elements and features, fencing, canopies, enclosed stairs, unenclosed stairs, elevator shafts, to a maximum of 4.0 metres;
- (G) Despite regulations 5.10.40.70(1), 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** for all above ground portions of any **building** or **structure** are as shown on Diagram 3 of By-law 71-2021(LPAT);
- (H) Despite regulations 10.5.40.60(1), (2), (3), (5), (7) and (8) and Section G above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 71-2021(LPAT):

- (i) a platform, mechanical penthouse or balcony attached to or within 0.3m from a **building** may encroach into the required **building setbacks** to a maximum of 2.1 metres unless otherwise prohibited as shown in Diagram 3 of this By-law;
  - (ii) an entrance canopy, awning, or similar **structure** at the ground floor, with or without structural support, or a roof over a platform may encroach into the required **building setbacks** to a maximum of 3.0 metres;
  - (iii) underground garage access ramps may encroach into a required **building setback** to a maximum of 3.0 metres;
  - (iv) exterior stairs, wheelchair access ramps, pedestrian access ramps, and elevating devices may encroach into a required **building setback** to a maximum of 3.0 metres;
  - (v) architectural features including lighting on a **building** may encroach into a required **building setback** to a maximum of 1.0 metres;
  - (vi) roof parapets may encroach into a required **building setback** to a maximum of 1.0 metres; and,
  - (vii) vents, pipes, utility equipment, siamese connections, satellite dishes, and antennas (including mounting poles) may encroach into a required **building setback** to a maximum of 1.0 metres;
- (I) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 27,250 square metres;
- (J) Despite 10.5.40.40(4), the **gross floor area** of a **mixed use building** with may be reduced by the area in the **building** used for:
- (i) Parking, loading and bicycle parking at, above or below ground;
  - (ii) Required **loading spaces** at the ground level and required **bicycle parking spaces** at, above or below ground;
  - (iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in any level of the **building**;
  - (iv) Shower and change facilities required by this By-law for required **bicycle parking spaces**;
  - (v) Residential **amenity space** required and above the requirement of this By-law;
  - (vi) Elevator shafts;
  - (vii) Garbage shafts;
  - (viii) Mechanical Penthouse; and
  - (ix) Exit stairwells in the **building**.
- (K) A maximum of 413 **dwelling units** are permitted, of which a minimum of 8% must have three-bedrooms with the required amount rounded down to the nearest whole number;
- (L) Despite regulation 10.10.40.50(1), a minimum of 710 square metres of indoor **amenity space** and a minimum 575 square metres of outdoor **amenity space** must be provided;
- (M) Despite clause 200.5.10.1 **parking spaces** must be provided and maintained as follows:
- (i) a minimum of 70 **parking spaces** for residential and residential visitor uses and **parking spaces** may be allocated in any combination to the residents on the **lot** and the residents of the **lot** known municipally in the year 2021 as 110-120 Broadway Avenue;
- (N) Despite Article 200.15.1 and By-law 579-2017, accessible **parking spaces** must be provided as follows:
- (i) of the required parking spaces in (M) above, a minimum of 3 must be accessible **parking spaces** and must be provided in the underground parking garage;
  - (ii) accessible **parking spaces** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (iii) despite N(ii) above, the minimum required width of 3.9 metres may be reduced to 3.4 metres provided that an accessible barrier-free aisle or path measuring 1.5 metres in width is provided along a side of the **parking space** for its entire length; and
  - (iv) despite 200.15.1(4), accessible **parking spaces** may be located anywhere in the underground parking garage;
- (O) Despite clause 220.5.10.1, a minimum of one Type "G" and one Type "C" **loading space** must be provided on the **lot**;



- (P) Despite regulation 200.5.1.10(2), a maximum of 10 **parking spaces** may have a minimum width of 2.6 metres when obstructed on one or two sides;
- (Q) Despite regulation 200.5.10.1(12) the total minimum number of **parking spaces** required on the **lot** may be reduced at a rate of 1 **vehicle parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required by By-law 569-2013 if the reduction of **vehicle parking spaces** is not greater than 20% of the total minimum of **vehicle parking spaces** required;
- (R) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) Despite regulations 230.5.10.1(1), (3) and (5):
    - (a) a minimum of 0.9 **bicycle parking spaces** per **dwelling unit** must be provided as long-term **bicycle parking spaces**; and
    - (b) a minimum of 0.1 **bicycle parking spaces** per **dwelling unit** must be provided as short-term **bicycle parking spaces**;
  - (ii) Despite regulation 230.5.1.10(2), the number of required **bicycle parking spaces** shall be rounded down when the calculation results in a fraction;
  - (iii) Despite regulation 230.5.1.10(4), a **bicycle parking space** oriented in a horizontal position must have a minimum length of 1.8 metres, a minimum width of 0.45 metres and a minimum vertical clearance of 1.9 metres;
  - (iv) Despite 4(R)(iii), if a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres;
  - (v) Despite regulation 230.5.1.10(4), a **bicycle parking space** oriented in a vertical position must have a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.45 metres and a minimum horizontal clearance from the wall of 1.2 metres;
  - (vi) Despite regulation 230.5.1.10(9), long-term and short-term **bicycle parking spaces** for **dwelling units** may be located anywhere above or below ground in the **building**;
  - (vii) Despite regulation 230.5.1.10(10), long-term and short-term **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions;
  - (viii) Despite regulation 230.10.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room;
- (S) Regulation 10.5.50.10(4) does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 71-2021(LPAT) ]

(100) Exception R 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 110, 114 and 120 Broadway Avenue, if the requirements of Section 5 and Schedule A of By-law 210-2021(LPAT) are complied with, a **building** or **structure** may be erected or constructed in compliance with Sections (B) to (S) below;
- (B) Despite regulation 10.10.20.40 (1), a **mixed use building** is also a permitted **building type**;
- (C) Despite regulation 10.10.20.10(1), the following uses are permitted:
  - (i) **Dwelling Unit** in a permitted **building type**;
  - (ii) **Municipal Shelter**;
  - (iii) **Park**;
  - (iv) **Retail Store**; and
  - (v) **Offices**
- (D) Despite regulation 10.5.40.10(1), height is measured from the Canadian Geodetic Datum elevation of 158.80 metres and the elevation of the highest point of the **building**;
- (E) Despite regulation 10.10.40.10(1), the permitted maximum height of any **building** or **structure** or portion thereof, is the height in metres specified by the numbers following "HT" as shown on Diagram 3 of By-law 210-2021(LPAT);
- (F) Despite Section (E) above and Regulation 10.5.40.10(2), (3) and (4) and 10.5.75.1(4), the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 210-2021(LPAT):

- (i) roof drainage materials, thermal insulation, roof assemblies including decking and pavers or roof ballast, parapets, terraces, patios, balustrades, bollards, and accessory **structures**, may project above the height limits by no more than 1.5 metres;
  - (ii) **structures** used for pool or spa maintenance or operational equipment and swimming pools (elevated or otherwise) to a maximum of 1.7 metres;
  - (iii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material may project above the height limits by no more than 2.0 metres;
  - (iv) parapets, garbage chutes, aircraft warning lights, lightning rods, safety railings, guard rails, ornamental or architectural elements and features, balcony and terrace partitions and dividers, telecommunications equipment and antennae, planters, retaining walls, wheelchair ramps, and lightning rods to a maximum of 2.3 metres;
  - (v) equipment used for the functional operation of the **building**, such as electrical, utility, air handling, emergency generators, mechanical, exhaust flues, vents, ventilation equipment, and associated screening to a maximum of 3.0 metres;
  - (vi) stairs, elevator shafts and enclosed stairwells, window washing equipment to a maximum of 3.0 metres;
  - (vii) **structures** on the roof of any part of the **building** used for outside or open air recreation, acoustical barriers, wind mitigation features, **amenity space** features, **amenity space** screens, trellises, gazebos, landscape elements and features, fencing, canopies, enclosed stairs, unenclosed stairs, elevator shafts, to a maximum of 4.0 metres;
- (G) Despite regulations 5.10.40.70(1), 10.5.40.70(1), 10.10.40.30(1) and Clause 10.10.40.70, the required minimum **building setbacks** for all above ground portions of any **building** or **structure** are as shown on Diagram 3 of By-law 210-2021(LPAT);
- (H) Despite regulations 10.5.40.60(1), (2), (3), (5), (7) and (8) and Section G above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 210-2021(LPAT):
- (i) a platform, mechanical penthouse or balcony attached to or within 0.3 metre from a **building** may encroach into the required **building setbacks** to a maximum of 2.1 metres unless otherwise prohibited as shown in Diagram 3 of this By-law;
  - (ii) an entrance canopy, awning, or similar structure at the ground floor, with or without structural support, or a roof over a platform may encroach into the required **building setbacks** to a maximum of 3.0 metres;
  - (iii) underground garage access ramps may encroach into a required **building setback** to a maximum of 3.0 metres;
  - (iv) exterior stairs, wheelchair access ramps, pedestrian access ramps, and elevating devices may encroach into a required **building setback** to a maximum of 3.0 metres;
  - (v) architectural features including lighting on a **building** may encroach into a required **building setback** to a maximum of 1.0 metre;
  - (vi) roof parapets may encroach into a required **building setback** to a maximum of 1.0 metre; and
  - (vii) vents, pipes, utility equipment, siamese connections, satellite dishes, and antennas (including mounting poles) may project into a required **building setback** to a maximum of 1.0 metre;
- (I) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 47,500 square metres;
- (J) Despite 10.5.40.40(4), the residential and non-residential **gross floor area** of a **mixed use building** or an **apartment building** may be reduced by the area in the **building** used for:
- (i) Parking, loading and bicycle parking at, above or below ground;
  - (ii) Required **loading spaces** at the ground level and required **bicycle parking** spaces at, above or below ground;
  - (iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in any level of the **building**;
  - (iv) Shower and change facilities required by this By-law for required **bicycle parking spaces**;
  - (v) Residential **amenity space** required and above the required amount by this By-law;
  - (vi) Elevator shafts;
  - (vii) Garbage shafts;
  - (viii) Mechanical penthouse and mechanical rooms; and
  - (ix) Exit stairwells in the **building**;
- (K) The following shall apply to **dwelling units**:

- (i) A maximum of 751 **dwelling units** are permitted;
  - (ii) A minimum of 10 percent of the **dwelling units** must contain at least three bedrooms; and
  - (iii) In the event that the calculation of the number of required **dwelling units** with three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (L) Despite regulation 10.10.40.50(1):
  - (i) a minimum of 2.0 square metres for each dwelling unit of outdoor **amenity space** and a minimum of 2.0 square metres for each **dwelling unit** of indoor **amenity space** must be provided for the **dwelling units**; and
  - (ii) no more than 25 percent of the outdoor **amenity space** component may be a **green roof**;
- (M) Despite clause 200.5.10.1, a minimum of 256 **parking spaces** must be provided and maintained on the **lot**, of which:
  - (i) A minimum of 231 **parking spaces** shall be provided for residential uses and these **parking spaces** may be allocated in any combination to residents on the **lot** and to residents at 100 Broadway Avenue and 223 to 233 Redpath Avenue;
  - (ii) A minimum of 24 **parking spaces** shall be provided for residential visitors on the **lot**; and
  - (iii) A minimum of least 1 **parking space** shall be provided for nonresidential uses on the **lot**;
- (N) Despite article 200.15.1 and By-law 579-2017, accessible **parking spaces** must be provided as follows:
  - (i) of the required **parking spaces** in (M) above, a minimum of 6 must be accessible **parking spaces** and must be provided in the underground **parking garage**;
  - (ii) accessible **parking spaces** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.9 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (iii) Despite N(ii) above, the minimum required width of 3.9 metres may be reduced to 3.4 metres provided that an accessible barrier-free aisle or path measuring 1.5 metres in width is provided along a side of the **parking space** for its entire length; and
  - (iv) Despite regulation 200.15.1(4), accessible **parking spaces** may be located anywhere in the underground **parking garage**;
- (O) Despite clause 220.5.10.1, a minimum of one Type "G" and one Type "C" **loading space** must be provided on the **lot**;
- (P) Despite regulation 200.5.1.10 (2), a maximum of 15 **parking spaces** may have a minimum width of 2.6 metres when obstructed on one or two sides;
- (Q) Despite regulation 200.5.10.1 (12), the total minimum number of **parking spaces** required on a **lot** in Policy Area 2 (PA2) may be reduced at a rate of 1 vehicle **parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of **bicycle parking spaces** required by By-law 569-2013 if the reduction of **vehicle parking spaces** is not greater than 20 percent of the total minimum of **vehicle parking spaces** required;
- (R) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) Despite regulations 230.5.10.1(1), (3) and (5):
    - (a) a minimum of 0.9 **bicycle parking spaces** per **dwelling unit** must be provided as long-term **bicycle parking spaces**;
    - (b) a minimum of 0.1 **bicycle parking spaces** per **dwelling unit** must be provided as short-term **bicycle parking spaces**; and
    - (c) no **bicycle parking spaces** are required for the non-residential use;
  - (ii) Despite regulation 230.5.1.10(2), the number of required **bicycle parking spaces** shall be rounded down when the calculation results in a fraction;
  - (iii) Despite regulation 230.5.1.10(4), a **bicycle parking space** oriented in a horizontal position must have a minimum length of 1.8 metres, a minimum width of 0.45 metres and a minimum vertical clearance of 1.9 metres;
  - (iv) Despite 4(R)(iii), if a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres;

- (v) Despite regulation 230.5.1.10(4), a **bicycle parking space** oriented in a vertical position must have a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.45 metres and a minimum horizontal clearance from the wall of 1.2 metres;
- (vi) Despite regulation 230.5.1.10(9), long-term and short-term **bicycle parking spaces** for **dwelling units** may be located anywhere above or below ground in the **building**;
- (vii) Despite regulation 230.5.1.10(10), long-term and short-term **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions; and
- (viii) Despite regulation 230.10.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot** and may be located in a secured room or an unsecured room;

(S) Regulations 10.5.50.10(3), (4) and (5) do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 210-2021(LPAT) ]

**(101) Exception R 101**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **building** or **structure** must be set back a minimum of 5.0 metres from an elevated roadway structure.

Prevailing By-laws and Prevailing Sections:

- (A) On 30 St. Lawrence Street, former City of Toronto By-law 1992-0458; and
- (B) On 52 Sumach Street, City of Toronto By-law 2009-0289. [ By-law: 391-2021 Under Appeal ]

**(102) Exception R 102**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
  - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
  - (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections: (None Apply)

**(103) Exception R 103**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **building** must comply with the following requirements:
  - (i) a building must have a minimum height of 2 **storeys** and 8.5 metres;
  - (ii) for the purposes of this Exception, a level of a **building** containing only mechanical, electrical or other equipment or space used for the functional operation of a **building** shall not constitute a **storey**;
  - (iii) despite 10.5.40.10(2), 10.5.40.10(3) 10.10.40.10(1) & 10.10.40.10(3), if a **lot** subject to this Exception abuts a **lot** in the Residential Zone category or is separated from a **lot** in the Residential Zone category by a **lane**, no part of a **building** or **structure** above the fourth **storey** may penetrate a 45 degree **angular plane** measured from the **rear lot line** of the **lot** in the Residential Zone category, starting at the height of the average elevation of the ground along the **rear lot line**;
  - (iv) the required minimum height of the **first floor** of a **building**, measured between the top of the floor of the first **storey** and the top of the floor of the second **storey**, is 4.5 metres;

- (v) within the **front yard** at the ground floor level, the minimum required height to the underside of a 2nd **storey** which projects above the required **front yard setback** measured at the ground floor level, is 4.0 metres measured from the height of the average elevation of the ground along the **front lot line**;
  - (vi) despite 40.10.40.10(5), the minimum required height of any **storey** located above the **first floor** and used for a non-residential use is 4.0 metres, measured from the top of the floor of the **storey** to the top of the floor of the **storey** above;
  - (vii) despite 10.5.40.60(1)(D), a balcony may not encroach into a required **rear yard setback**;
  - (viii) despite 10.10.40.70(2), the required minimum **rear yard setback** for any part of a **building** located above the second **storey** is 12.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
  - (ix) despite 10.5.40.70(1) and 10.10.40.70(1), the minimum **front yard setback** on the **first floor** and above the third **storey** is 3 metres and the minimum **front yard setback** on the second **storey** and third **storey** is 0 metres;
  - (x) despite 10.10.40.70(3) the minimum required **side yard setback** for a **main wall** containing window openings is 5.5 metres, otherwise no **side yard setback** is required; and
  - (xi) a minimum 2.0 metre wide strip of **landscaping** must be provided along the entire length of the **rear lot line** where the **lot line** abuts a **lot** in the Residential Zone category;
- (B) Despite the maximum floor space index indicated in the zone label on Diagram 2 of By-law 779-2021, the maximum floor space index does not apply to a **building** that complies with all standards specified in (A) above.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 144 of former City of Toronto By-law 438-86, as amended by By-law 1996-0067 and OMB File. R960113, March 5, 1997; and
- (B) On or between the even numbered addresses of 512-616 Delaware Ave. N., the odd numbered addresses of 517-525 Delaware Ave. N., the odd numbered addresses of 527-537 Delaware Ave. N., 539 Delaware Ave. N., the odd numbered addresses of 541-545 Delaware Ave. N., the odd numbered addresses of 547-605 Delaware Ave. N., former City of Toronto By-law 221-79. [ By-law: 779-2021 ]

(104) Exception R 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
  - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
  - (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]
- (B) The requirements of (A), above, do not apply on or between the odd numbered addresses of 545-565 Sherbourne St.; and
- (C) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 555 Sherbourne St., former City of Toronto by-laws 258-71, 693-80, 258-85, 94-0612, and 94-0727 and City of Toronto by-law 1044-06.

(105) Exception R 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 690-720 Broadview Ave., an **apartment building** is a permitted **building** type, if:

- (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
- (ii) the **building lot coverage** does not exceed 50%;
- (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
- (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
- (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]

(B) On the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199]

Prevailing By-laws and Prevailing Sections: (None Apply)

(106) Exception R 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 145, 147 and 155 Balmoral Avenue, if the requirements in Section 6 and Schedule A of By-law 817-2021 are complied with, a **building** that includes a **hospice care home, nursing home, residential care home or retirement home** may be constructed, used or enlarged in compliance with (B) to (M);
- (B) In addition to the uses permitted by regulation 10.10.20.10, the following uses shall also be permitted within the area delineated by heavy lines shown on Diagram 2 of By-law 817-2021:
  - (i) **Hospice Care Home**;
  - (ii) **Nursing Home**;
  - (iii) **Residential Care Home**;
  - (iv) **Retirement Home**; and
  - (v) Office, provided it is **ancillary** to a permitted use in (B)(i), (ii) and/or (iii) above;
- (C) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of a **hospice care home, nursing home, residential care home** and/or **retirement home** and its **ancillary** uses is 13,750 square metres;
- (D) Despite regulations 5.10.40.70(1) and 10.5.40.70(1) and 10.10.40.70 the required minimum **building setbacks** above **grade** are as shown on Diagram 3 of By-law 817-2021;
- (E) Despite clause 10.5.40.50, 10.5.40.60 and (D) above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 817-2021:
  - (i) awnings, balconies, canopies, decks, decorative cornices, decorative pilasters, exterior stairs, landscape elements, porches, terraces, vents, wheelchair ramps and window projections, all of which may encroach to a maximum of 2.5 metres;
- (F) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 150.1 metres in the year 2020 and the highest point of a **building** or **structure**;
- (G) Despite regulation 10.10.40.10(1) and (2) the maximum height of any part of a **building** or **structure** is the numerical value, in metres, following the letters "HT" shown on Diagram 3 of By-law 817-2021;
- (H) Despite regulations 10.5.40.10(2), (3) and (4), 10.10.40.10(8) and (9) and (G) above, the following **building** elements and **structures** may exceed the permitted maximum **building** height:
  - (i) stairs and stair enclosures, elevator, heating, cooling or ventilating equipment or any other mechanical penthouse elements, or a fence, wall or **structure** enclosing such elements, all of which may project up to a maximum of 6.5 metres; and
  - (ii) bollards, fencing, decorative wind or privacy screens, decorative parapet and cladding elements, railings or guards, window projections, terraces, vents, stacks, pipes, **structures** located on the roof for outside or open air recreation, safety and wind protection purposes, all of which may project up to a maximum of 3.5 metres;
- (I) Despite (G) and (H) above, no portion of a **building** or **structure** may be located within the shaded area shown on Diagram 3 of By-law 817-2021 from finished ground to a vertical height of 4.5 metres;
- (J) Despite regulation 10.10.40.30(1) the maximum **building depth** shall be 32 metres;
- (K) Despite regulation 10.5.50.10(4)(B), a minimum of 16 percent of the **landscaping** area required in 10.5.50.10(4)(A) must be **soft landscaping**;
- (L) Regulation 10.5.50.10(5), regarding **soft landscaping** along **lot lines**, does not apply;

- (M) Despite clause 200.5.10.1, **parking spaces** must be provided on the **lot** at a minimum rate of 0.17 **parking spaces** for each **bed-sitting room** and/or **dwelling unit**, and may be provided as **stacked parking spaces**;
- (N) Despite clause 200.5.1.10, a parking stacker structure is permitted within 0.3 metres of each side of the **stacked parking space**;
- (O) Despite clause 200.5.1.10(2), a **stacked parking space** must have the following minimum dimensions:
  - (i) length of 5.2 metres;
  - (ii) width of 2.3 metres; and
  - (iii) vertical clearance of 1.5 metres;
- (P) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained as follows:
  - (i) a minimum of 0.2 long-term **bicycle parking spaces** for each **bed-sitting room** and/or **dwelling unit**; and
  - (ii) a minimum of 0.03 short-term **bicycle parking spaces** for each **bed-sitting room** and/or **dwelling unit**;
- (Q) Despite Regulations 230.5.1.10(4) and (5), the minimum dimensions of a **stacked bicycle parking space** is:
  - (i) minimum length of 1.8 metres; and
  - (ii) minimum width of 0.46 metres;
- (R) Despite Regulation 220.5.10, a minimum of one (1) Type "G" and one (1) Type "C" **loading space** is required;
- (S) Regulation 10.5.100.1(5) with regards to unobstructed **vehicle** access between the **street** and principal pedestrian entrance to the **building**, does not apply;
- (T) Regulation 200.15.1(4) with regards to location of accessible **parking spaces** does not apply; and
- (U) Despite Regulation 220.5.1.10(8) an operable gate is not considered to be an obstruction when located adjacent to or within a Type 'G' **loading space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 817-2021 ]

(108) Exception R 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 405 Sherbourne Street, an **apartment building** or **mixed use building** may be constructed, used or enlarged in compliance with Sections (B) to (II) below;
- (B) in Chapter 10, 200, 220 and 230, reference to an **apartment building** is also a reference to a **mixed use building** and in addition to those permitted **building** types listed in regulation 10.10.20.40(1), a **mixed use building** is also permitted;
- (C) in accordance with the regulation 5.10.30.20(2) and 10.5.30.20(1), the **lot line** abutting Sherbourne Street is the **front lot line**;
- (D) despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 102.00 metres and the highest point of the **building** or **structure**;
- (E) regulation 10.5.40.50(2), with regards to platforms in relation to **building setbacks**, does not apply;
- (F) despite regulations 10.10.40.10(1)(A) and 10.10.40.10(3)(B), the permitted maximum height of any **building** or **structure** is the height in metres specified by the number following the HT symbol and the number of **storeys** following the ST symbol as shown on Diagram 4 of By-law 450-2022;
- (G) in determining compliance with regulation 10.10.40.10(3) and (F) above, a mechanical penthouse and rooftop exit vestibules shall not constitute a **storey**;
- (H) despite regulations 10.5.40.10(2)(3) and (4), 10.10.40.10(8)(9) and (10) and (F) above, the following elements of a **building** may project above the permitted maximum height in Diagram 4 of By-law 450-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage , elevator shafts, chimneys and vents and a mechanical penthouse may project above the height limits to a maximum of 7.0 metres;
  - (ii) an exit vestibule for a **green roof** located above a mechanical penthouse as noted in (i) above, may project an additional 2.0 metres above the height limits noted in (i) above;
  - (iii) architectural features and parapets may project above the height limits to a maximum of 1.0 metre;
  - (iv) elements and **structures** associated with a **green roof** to a maximum of 1.0 metre;

- (v) **building** maintenance equipment and window washing equipment may project above the height limits to a maximum of 6.5 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace to a maximum of 2.5 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety, wind or noise protection to rooftop **amenity space** to a maximum of 3.0 metres;
- (I) despite regulation 10.5.40.40(4), the **gross floor area** of an **apartment building** or a **mixed use building** is reduced by:
- (i) all areas located below ground;
  - (ii) required **loading spaces**;
  - (iii) all **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iv) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
  - (v) shower and change facilities required by this By-law for required **bicycle parking spaces**;
  - (vi) all indoor **amenity space**;
  - (vii) elevator shafts;
  - (viii) garbage shafts;
  - (ix) mechanical penthouse; and
  - (x) exit stairwells in the **building**;
- (J) despite regulation 10.5.50.10(4)(A), an **apartment building** or **mixed use building** must have a minimum of 25 percent of the area of the **lot** for **landscaping**, and regulation 10.5.50.10(4)(B) with regard to **soft landscaping** does not apply;
- (K) regulation 10.5.50.10(5), with regards to **soft landscaping** requirements for an **apartment building** or **mixed use building** abutting another residential **lot**, does not apply;
- (L) despite regulation 10.5.80.40(3)(B), **vehicle** access to a **parking space** on a **lot** may be from both a **street** that is a major **street** and a **street** that is not a major **street** on the Policy Areas Overlay Map;
- (M) despite regulation 10.5.100.1(4)(B), the permitted maximum **driveway** width is 8.2 metres;
- (N) in addition to those uses permitted in regulation 10.10.20.10(1), the following are also permitted uses:
- (i) **art gallery**;
  - (ii) **artist studio**;
  - (iii) **club**;
  - (iv) **education use**;
  - (v) **financial institution**;
  - (vi) **massage therapy**;
  - (vii) medical office;
  - (viii) office, provided it is **ancillary** to a permitted non-residential use;
  - (ix) **outdoor patio**, provided:
    - (a) its location is restricted to the south **side yard**;
    - (b) it has a maximum area of 30 square metres;
    - (c) it is located no further than 12 metres from the **front lot line**; and
    - (d) it abuts the **building**;
  - (x) **performing arts studio**;
  - (xi) **personal service shop**;
  - (xii) **pet services**;
  - (xiii) **public parking**;
  - (xiv) **retail service**;
  - (xv) **service shop**; and
  - (xvi) **wellness centre**;
- (O) In addition to those uses permitted with conditions in regulation 10.10.20.20(1), the following uses are also permitted:



- (i) **automated banking machine**, provided it is located in a **building**;
  - (ii) **eating establishment** or **take-out eating establishment**, provided:
    - (a) an **eating establishment** complies with the specific use regulations in Section 150.100;
    - (b) the permitted maximum **interior floor area** on the **lot** for all **eating establishments** or **take-out eating establishments** is 400 square metres; and
    - (c) the calculation of total **interior floor area** may be reduced by an area in the **building** used for the areas used for associated offices, storage rooms, and staff rooms located in the **basement** or on a different **storey** than the **eating establishment** or **take-out eating establishment**; and
  - (iii) **recreation use**, provided all **recreation uses** are within a wholly enclosed **building**;
- (P) Despite regulation 10.10.20.100(3), a **community centre** or a library is not required to be operated by, or on behalf of, the City of Toronto;
- (Q) clause 10.10.40.30, with regards to **building depth**, does not apply;
- (R) despite regulation 10.10.40.40(1)(A), the permitted maximum **gross floor area** of an **apartment building** or **mixed use building** is 19,800 square metres, of which:
- (i) a maximum of 19,632 square metres is permitted for residential uses;
  - (ii) a minimum of 168 square metres is required for non-residential uses; and
  - (iii) a maximum of 500 square metres is permitted for non-residential uses;
- (S) In addition to the **gross floor area** requirements of (R) above, within the area labelled "HT 77.4, ST 26" on Diagram 4 of By-law 450-2022, the portions of a **building** or **structure** located above a height of 14.0 metres must:
- (i) not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 750 square metres;
- (T) despite regulation 10.10.40.50(1)(B), at least 2.0 square metres of outdoor **amenity space** per **dwelling unit** is required, of which 50 percent of the required outdoor **amenity space** must be in a location adjoining or directly accessible to the required indoor **amenity space**;
- (U) despite regulation 10.5.40.70(1)(B) and clauses 10.10.40.70 and 10.10.40.80, the required minimum **building setbacks** and distance between **main walls** for a **building** or **structure** are shown on Diagram 4 of By-law 450-2022;
- (V) despite clause 10.5.40.60 and (U) above, the following may encroach into the required minimum **building setbacks** on Diagram 4 of By-law 450-2022:
- (i) canopies and awnings may encroach up 3.0 metres;
  - (ii) cornices, architectural elements, pilasters, eaves, window sills and light fixtures may encroach up to 0.5 metres;
  - (iii) bay windows, box windows or other window projections may encroach up to 1.0 metre;
  - (iv) vents, pipes, utility equipment may encroach up to 0.6 metres;
  - (v) stairs, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated **structures**;
  - (vi) balconies located on the east and west sides of the **building** may encroach up to a maximum of 2.5 metres, balconies on the south side of the **building** may encroach up to a maximum of 2.0 metres and balconies located on the north side of the **building** may encroach up to 1.5 metres;
  - (vii) terraces may encroach to the extent of the **main wall** of the **storey** located below it; and
  - (viii) **landscaping** features;
- (W) The mechanical penthouse is limited to the area delineated by a dashed line on Diagram 4;
- (X) Despite regulation 200.5.1.10(A)(iv), a maximum of 15 percent of the provided **parking spaces** may be obstructed on one side only without being required to provide an additional 0.3 metres of width.
- (Y) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 43 **parking spaces** must be provided for the use of residential occupants of the **apartment building** or **mixed use building** and six of these required **parking spaces** may be provided as "car-share parking spaces" for the use of "car-share";
  - (ii) a minimum of 16 **parking spaces** must be provided for visitors of residents of the **apartment building** or **mixed use building**; and

(iii) no **parking spaces** are required for non-residential uses in the **apartment building** or **mixed use building**;

(Z) Despite regulation 10.5.80.1(1), a portion of the **parking spaces** required by regulations (Y)(i) and (Y)(ii) above may be provided for the shared use of residents, residential visitors, and non-residential as **public parking**, on a non-exclusive basis up to an equivalent of:

- (i) 40 percent of the provided **parking spaces** for residential occupants described in Section Y(i); and
- (ii) 100 percent of the provided **parking spaces** for residential visitors described in Section Y(ii);

(AA) despite regulation 200.15.1(1), an accessible **parking space** must have the following dimensions:

- (i) length of 5.6 metres;
- (ii) width of 3.4 metres; and
- (iii) vertical clearance of 2.1 metres;

(BB) the entire length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path as shown on Diagrams 5 and 6 of By-law 450-2022;

(CC) despite regulation 200.15.1(4), accessible **parking spaces** must be **parking spaces** located within a distance of 15 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;

(DD) despite clause 220.5.10.1, one Type "G" **loading space** is required on the **lot**;

(EE) despite regulation 230.5.1.10(4), **stacked bicycle parking spaces** must be in accordance with the following:

- (i) a **stacked bicycle parking space** may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.155 metres per side;
- (ii) the required minimum length of a **stacked bicycle parking space** is 1.84 metres; and
- (iii) the required minimum vertical clearance from the ground for a **stacked bicycle parking space** is 1.4 metres for the lower tier and 1.2 metres for the upper tier of **stacked bicycle parking spaces** in a mechanical device;

(FF) despite regulation 230.5.1.10(9)(B), a required "long-term" **bicycle parking space** for a **dwelling unit** or non-residential use in an **apartment building** or **mixed use building** may be located:

- (i) on the first **storey** of the **building**;
- (ii) on the second **storey** of the **building**; and
- (iii) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50 percent of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been occupied;

(GG) A minimum of 15 percent of the **dwelling units** in the **building** must contain a minimum of two bedrooms;

(HH) A minimum of 10 percent of the **dwelling units** in the **building** must contain a minimum of three bedrooms; and

- (II) In addition to the requirements of (FF) and (GG) above, a minimum of 15 percent of the **dwelling units** in the **building** must contain a minimum of two-bedrooms;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 450-2022 ]

(109) Exception R 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 244 of former City of Toronto By-law 438-86.

(110) Exception R 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On lands municipally known as 64 Prince Arthur Avenue, if the requirements of By-law 1144-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law 1144-2023;
- (C) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 116.00 metres and the elevation of the highest point of the **building** or **structure**;
- (D) In addition to the uses permitted in Regulation 10.10.20.20(1), the following uses are permitted in a **building** or **structure**, provided they comply with (E) below:
- (i) **Art Gallery**;
  - (ii) **Community Centre**;
  - (iii) **Eating Establishment**;
  - (iv) **Education Use**;
  - (v) **Financial Institution**;
  - (vi) **Library**;
  - (vii) **Medical Office**;
  - (viii) **Office**;
  - (ix) **Performing Arts Studio**;
  - (x) **Personal Service Shop**;
  - (xi) **Pet Services**;
  - (xii) **Retail Service**;
  - (xiii) **Retail Store**; and
  - (xiv) **Take-out Eating Establishment**;
- (E) Each use permitted above in (D) above must comply with the following:
- (i) may not be located above the first **storey** of an **building** or **structure**;
  - (ii) may be accessed from the **street** or from within the **building** or **structure**; and
  - (iii) must comply with non-residential **gross floor area** requirements in (I) below;
- (F) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) an additional minimum of 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
  - (iv) any **dwelling units** with two bedrooms provided to satisfy (i) above are not included in the provision required by (iii) above;
  - (v) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in provision required by (i) or (iii) above;
  - (vi) convertible **dwelling units**, as described in (iii) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
  - (vii) if the calculation of the number of required **dwelling units** in (i), (ii), and (iii) above results in a number with a fraction, the number must be rounded down to the nearest whole number;
- (G) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 1144-2023;
- (H) Despite Regulation 10.5.40.10(3) and (G) above, the following elements of a **building** or **structure** are permitted to project above the permitted maximum **building** heights shown on Diagram 3 of By-law 1144-2023:
- (i) Parapets, awnings, guard rails, railing and dividers, **structures** for outdoor **amenity space** or open air recreation, balustrades, eaves, screens, roof drainage, window sills, chimneys, vents, terraces, lightning rods, light fixtures, architectural features and screens, elements of a **green roof** and insulation and roof surface materials, planters, **structures** used for safety or wind protection purposes, to a maximum of 3.0 metres;
  - (ii) Heating, cooling and ventilating equipment and **structures**, and indoor washrooms, to a maximum of 5.0 metres;

- (iii) Elevator overrun, to a maximum height of 6.3 metres; and
- (iv) Window washing equipment, to a maximum of 3.0 metres;
- (I) Despite Regulation 10.5.40.40(4), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lands is 7,000 square metres, provided that:
  - (i) the required minimum **gross floor area** for non-residential uses is 30 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 150 square metres;
- (J) In addition to the areas in a **building** identified in Regulation 10.5.40.40(4), the **gross floor area** of a **building** or **structure** is reduced by washrooms not located in a **dwelling unit**;
- (K) Despite Regulations 10.10.40.50(1)(A) and (B), a **building** or **structure** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, which may provide for:
  - (i) no minimum rate for indoor **amenity space** per **dwelling unit**; and
  - (ii) outdoor **amenity space** to be in a location that is not adjoining or not directly accessible to the indoor **amenity space**;
- (L) For the purpose of this exception, in addition to the definition provided in Regulation 800.50(15), "**amenity space**" includes pet friendly amenities, and wash and repair stations for bicycles and strollers;
- (M) Despite Clause 10.5.40.70, and Article 600.10.10, and Regulations 10.10.40.70(1) and 10.10.40.70(3), the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above finished ground are as shown, in metres, on Diagram 3 and Diagram 4 of By-law 1144-2023;
- (N) Despite Clause 10.5.40.60 and (M) above, the following elements of a **building** or **structure** are permitted to encroach into the required minimum **building setbacks** and separation distance between **main walls** of **buildings** as shown, in metres, on Diagram 3 of By-law 1144-2023:
  - (i) balconies and related **structures** and elements such as balcony dividers, guardrails, railings and soffit cladding may encroach to a maximum of 1.8 metres within the areas identified as "Balcony Zones" on Diagram 5 of By-law 1144-2023;
- (O) Despite (M) and (N) above, no part of any **building** or **structure** may be located between the Canadian Geodetic Elevation of 116.0 and 120.60 metres in the shaded area as shown on Diagram 4 of By-law 1144-2023, except for pillars, decorative elements, architectural features or associated cladding;
- (P) Despite Regulations 200.5.10(1) and 200.15.10.10(1) and (2), and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) the required minimum number of residential visitor **parking spaces** is 2;
  - (ii) the required minimum number of accessible **parking spaces** is 0; and
  - (iii) the maximum permitted number of residential occupant **parking spaces** for a **dwelling unit** in a **building** or **structure** is:
    - (a) 0.3 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
    - (b) 0.5 for each one bedroom **dwelling unit**;
    - (c) 0.8 for each two bedroom **dwelling unit**; and
    - (d) 1.0 for each three bedroom **dwelling unit**; [ By-law: 1144-2023 ]

**(111) Exception R 111**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known in the year 2020 as 265 Balliol Street shown on Diagram 1 to By-law 890-2021(OLT), if the requirements of Section 4 and Schedule A of By-law 890-2021(OLT) are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (CC) below;
- (B) The **buildings** and **structures** permitted on the **lot** include the "Existing Building" and the "Building Addition" as shown on Diagram 3 to By-law 890-2021(OLT) as follows:
  - (i) for the purposes of this Regulation, "Existing Building" means the existing **apartment building** municipally known as 265 Balliol Street as shown on Diagram 3, as well as **ancillary structures**, including an underground **parking garage** and enclosed garage entry ramp, located on the **lot** in the year 2020; and

- (ii) for the purposes of this Regulation, "Building Addition" means an addition to the Existing Building on the **lot** as shown on Diagram 3, including **ancillary structures** and portions below ground;
- (C) The **lot** consists of the lands delineated by heavy lines on Diagram 1 attached to By-law 890-2021(OLT);
- (D) Despite any Regulation to the contrary, the Existing Building as shown on Diagram 3, including portions below ground, existing on the **lot** as of December 1, 2020 are permitted;
- (E) In addition to the permitted uses in Clause 10.10.20.10 and despite all of Regulation 10.10.20.100(12) the following non-residential uses are permitted in an **apartment building** on the **lot**:
  - (i) **art gallery, personal service shop, pet services, retail store, eating establishment, take-out eating establishment, bicycle repair shop and wellness centre**, subject to the following:
    - (a) There may be one or more uses in a **premises** containing such uses;
    - (b) Such uses are only permitted on the **first floor** of the Building Addition as shown on Diagram 3 of By-law 890-2021(OLT);
  - (ii) **Ancillary** uses, including an **outdoor patio**, are permitted in connection with such uses in (i) above; and
  - (iii) Car-share;
- (F) For the purpose of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 149.67 metres;
- (G) With respect to the Building Addition as shown on Diagram 3 attached to By-law 890-2021(OLT), and despite Clauses 10.5.40.10 and 10.10.40.10, the permitted maximum **building** height above the level of the finished ground, as measured between **established grade** to the highest point of the **building**, is the numerical value in metres following the HT symbol, with the exception of the following permitted projections:
  - (i) **Structures**, elements and enclosures permitted by regulation (L) below;
  - (ii) Parapets, **structures** used for maintenance, safety, noise or wind protection purposes, elements of a **green roof**, window washing equipment and chimneys, vents, stacks and their associated enclosures may exceed the maximum **building** height by a maximum of 6.5 metres;
  - (iii) **Structures** on any roof used for outdoor **amenity space** or open air recreation may exceed the permitted maximum **building** height by a maximum of 3.0 metres; and
  - (iv) Roof top mechanical equipment, including **structures** that enclose or screen such equipment may exceed the permitted maximum **building** height by a maximum of 5.5 metres;
- (H) The permitted maximum height of the Existing Building as shown on Diagram 3 of By-law 890-2021(OLT) is the height of such **building** as it existed on the lot on December 1, 2020, subject to permitted projections for the functional operation of a **building** as set out in Regulation 10.5.40.10(3);
- (I) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is as follows:
  - (i) The total **gross floor area** of the Building Addition, as shown on Diagram 3 of By-law 890-2021(OLT), must not exceed 20,000 square metres, of which a maximum of 200.0 square metres may be used for non-residential uses; and
  - (ii) The **gross floor area** of the Existing Building shown on Diagram 3 of By-law 890-2021(OLT) must not exceed the **gross floor area** existing therein as of December 1, 2020, plus 150.0 square metres to accommodate additional **amenity space**, laundry areas and utility rooms.
- (J) **Dwelling units** provided in the Building Addition as shown on Diagram 3 of By-law 890-2021(OLT) must comply with the following:
  - (i) A minimum of 40 percent of the total number of **dwelling units** in the Building Addition must contain two or more bedrooms; and
  - (ii) A minimum of 10 percent of the total number of **dwelling units** in the Building Addition must contain three or more bedrooms, which **dwelling units** may also be used to determine compliance with i.above;
- (K) Despite all of Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above ground level is shown on Diagram 3 of By-law 890-2021(OLT);
- (L) Despite Regulations 5.10.40.70(1) and Clauses 10.5.40.50, 10.5.40.60, and (K) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
  - (i) Lighting fixtures, railings, cornices, sills, eaves, canopies, awnings, privacy screens, planters, stairs, enclosed stairs, ramps to underground parking areas and associated **structures**, fencing, bollards,

- safety railings, trellises, guards, guardrails, retaining walls, wheelchair ramps, **bicycle parking** facilities, ornamental or architectural features, landscape features;
- (ii) balconies to maximum horizontal projection of 2.0 metres; and
- (iii) **Structures**, elements and enclosures permitted by regulation (G) above;
- (M) Regulation 10.10.40.80(1) does not apply to:
- (i) the Existing Building as shown on Diagram 3 of By-law 890-2021(OLT); and
- (ii) **main walls** around inset balconies on the Building Addition;
- (N) Despite Regulations 10.5.50.10(4) and (5) and 10.5.100.1(6)(B), **landscaping** and **soft landscaping** must be provided as follows:
- (i) a minimum of 38 percent of the **lot** must be provided as **landscaping**; and
- (ii) A minimum of 50 percent of the **landscaping** required in (i) above must be **soft landscaping**;
- (O) Despite Regulation 10.10.40.50(1), a minimum of 4.0 square metres of **amenity space** must be provided for each **dwelling unit** in the Building Addition as shown on Diagram 3 of By-law 890-2021(OLT), of which:
- (i) a minimum of 2.0 square metres per **dwelling unit** must be provided as indoor **amenity space** in the Building Addition; and
- (ii) a minimum of 40.0 square metres of outdoor **amenity space** must be provided in a location that adjoins or is directly accessible from indoor **amenity space**;
- (P) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided for the **building** on the **lot** in accordance with the following:
- (i) A minimum of 0.40 **parking spaces** per one bedroom **dwelling unit**;
- (ii) A minimum of 0.4 **parking spaces** per two bedroom **dwelling unit**;
- (iii) A minimum of 0.4 **parking spaces** for a **dwelling unit** containing three or more bedrooms;
- (iv) A minimum of 0.10 **parking spaces** per **dwelling unit** for residential visitors;
- (v) No **parking spaces** are required for non-residential uses; and
- (vi) The **parking spaces** required by (i), (ii) and (iii) above may be reduced by four **parking spaces** for each car-share parking space provided, up to a maximum of four car-share parking spaces;
- (Q) For the purpose of this Exception, car-share means the practice whereby a number of people share the use of one or more motor **vehicles** that are owned and operated by a profit or non-profit car sharing organization, and car-share parking space means a **parking space** exclusively reserved and signed for a **vehicle** used only for car-share purposes, and such car-share motor vehicles are made available to at least the occupants of the **building** for short term rental, including hourly rental;
- (R) Regulation 200.5.1.10 (2), with respect to the minimum dimensions of **parking spaces** applies with the exception that:
- (i) up to a maximum of 15 percent of the total number of **parking spaces** provided on the **lot**, excluding accessible **parking spaces**, may have the following minimum dimensions, notwithstanding that such **parking spaces** are obstructed on one or two sides in accordance with Section 200.5.1.10 (2)(D):
- (a) Length – 5.6 metres;
- (b) Width – 2.6 metres; and
- (c) Height – 2.0 metres;
- provided that the total number of **parking spaces** which are obstructed on two sides and provided with minimum dimensions in accordance with (i) above, is no more than 5 percent of the total number of provided **parking spaces**.
- (S) Despite all of Article 200.15.1 (1), (3) and (4) accessible **parking spaces** must comply with the following provisions:
- (i) an accessible **parking space** must have the following dimensions:
- (a) Length of 5.6 metres;
- (b) Width of 3.4 metres; and
- (c) Vertical clearance of 2.1 metres;

- (ii) A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**; and
- (iii) Accessible **parking spaces** must be no more than 35.0 metres from an entrance to the **building**;
- (T) Despite Regulation 220.5.20.1(1)(A)(ii) a **driveway** to a **loading space** must have a minimum width along its entire length of 5.0 metres for a two-way **driveway**;
- (U) Despite any provision of this Exception or By-law 569-2013, as amended, **parking spaces, drive aisles, driveways** and ramps existing on the **lot** as of December 1, 2020 may be maintained, are deemed to comply with the provisions of By-law 569-2013, as amended, and may be used for the purpose of determining compliance with (P), (R), (S) and (T) above;
- (V) Despite Regulations 230.5.1.10(10) and 230.5.10.1(5) **bicycle parking spaces** must be provided and maintained on the **lot** for dwelling units in the Existing Building and Building Addition as shown on Diagram 3 of By-law 890-2021(OLT) in accordance with the following:
  - (i) A minimum of 96 **bicycle parking spaces** plus:
    - (a) A minimum of 0.9 long-term **bicycle parking spaces** per **dwelling unit** in the Building Addition; and
    - (b) A minimum of 0.1 short-term **bicycle parking spaces** per **dwelling unit** in the Building Addition;
  - (ii) A **bicycle parking space** on the **lot** may be located in a **stacked bicycle parking space**; and
  - (iii) A **bicycle parking space** existing on the **lot** as of December 1, 2020, is deemed to comply with the requirements of By-law 569-2013, as amended, and may be used to determine compliance with (i) above;
- (W) Despite any Regulation of this Exception and of By-law 569-2013, as amended, the Existing Building shown on Diagram 3 of By-law 890-2021(OLT) may be occupied by residents during construction of the Building Addition without the provision of required **parking spaces, loading spaces, bicycle parking spaces** and **landscaping**;
- (X) Regulation 10.5.100.1(4)(B) with respect to the maximum total width of a **driveway** width does not apply;
- (Y) Despite Regulation 10.5.100.1(5) an unobstructed **vehicle** access must be provided so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous movement;
- (Z) Regulation 10.10.40.30(1) with respect to **building depth** does not apply, subject to compliance with the required minimum **building setbacks** as shown on Diagram 3 of By-law 890-2021(OLT), subject to permitted encroachments;
- (AA) Section 600.10 Building Setback Overlay District Map does not apply;
- (BB) Despite any existing or future severance, partition or division of the **lot** shown on Diagram 1 of By-law 890-2021(OLT) the provisions of this By-law and By-law 569-2013, shall apply to the whole of the **lot** as if no severance, partition or division had occurred; and
- (CC) If the requirements of Section 4 of By-law 890-2021(OLT) are complied with, By-law 22290 does not apply to the **lot** as a Prevailing By-law.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 22290, except as otherwise provided for in Site Specific Provision (EE) of Exception R(111) [ By-law: 890-2021(OLT) ]

(112) Exception R 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 1002-2022;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the elevation of the highest point of the **building** or **structure** and the Canadian Geodetic Datum elevation of 159.87 metres;
- (C) Despite Regulation 10.10.40.10(1), the maximum permitted **building** height is 12.0 metres, as indicated by the numerical value, in metres, following the letter "HT" as shown on Diagram 3 of By-law 1002-2022;
- (D) Despite Regulation 10.10.40.1(3), a maximum of 14 **dwelling units** are permitted;
- (E) Despite Regulation 10.10.40.40(1), a maximum floor space index of 1.45 is permitted, and the **stacked parking space** enclosure shall not be included in the floor space index calculations;
- (F) Despite Regulation 10.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1002-2022;

(G) Despite Regulation 10.10.40.70, (F) above, and clause 10.5.40.60, the following **building** elements and **structures** are permitted to encroach into the specified **building setbacks** as shown on Diagram 3 of By-law 1002-2022:

- (i) cornices, lighting fixtures, vents, awnings, canopies, ornamental elements, eaves, window sills, downspouts to a maximum of 0.5 metres;
- (ii) balconies, guardrails, balustrades, railings, wheelchair ramps, fences, retaining walls, stairs, planter boxes and landscape features, all of which may encroach in the **front yard setback** and **rear yard setback** to a maximum of 1.7 metres; and
- (iii) notwithstanding (G)(i) and (ii) above, no balcony or platform encroachments are permitted in the **front yard** above the third floor.

(H) Despite Regulation 10.10.40.30(1), a maximum **building depth** of 30.0 metres is permitted, as shown on Diagram 3 of By-law 1002-2022;

(I) Despite Regulation 10.5.50.10 (5), the following minimum **landscaping** shall be provided:

- (i) A minimum of 1.5 metres of **soft landscaping** must be provided across the **rear lot line**;
- (ii) A minimum of 0.9 metres of **soft landscaping** must be provided along the westerly **side lot line**, except that a minimum of 1.8 metres of **landscaping** shall be provided abutting the northerly most 35 metres of the west **side lot line**; and
- (iii) A minimum of 0.9 metres of **soft landscaping** must be provided abutting the southerly most 21.8 metres of the east **side lot line**.

(J) Despite Regulation 10.5.60.50 (2), the maximum permitted total floor area of all **ancillary structures** shall not exceed 73.5 square metres;

(K) Regulation 10.10.40.80 (1) does not apply;

(L) Despite Regulation 200.5.10.1 and table 200.5.10.1, a minimum of 14 **parking spaces** are required on the **lot**;

(M) Despite Regulation 200.5.1.10 (2), all **stacked parking spaces** shall have the following minimum dimensions:

- (i) 2.5 metres in width;
- (ii) 5.2 metres in length; and
- (iii) 1.7 metres in vertical clearance.

(N) Despite Regulation 10.5.50.10 (4)(A), a minimum of 25 percent of the area of the **lot** shall be for **landscaping**;

Prevailing By-laws and Prevailing Sections: (None Apply)

**(113) Exception R 113**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 173-175 Madison Ave. in 1983, a **religious residence** that is a monastery is permitted if it is located in a **building** that existed on the **lot** on May 30, 1983. [TO: 438-86; 12 (1) 249]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

**(114) Exception R 114**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 722 and 724 Marlee Avenue, as shown on Diagram 1 of By-law 188-2022, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (N) below;
- (B) Despite Regulation 10.5.40.10 (1) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum 2013 of 175.95 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.10.40.10 (1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 188-2022;
- (D) Despite Regulation 10.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 3 of By-law 188-2022;



- (E) Despite Clause 10.10.60.70 the maximum permitted area of the **lot** covered by **ancillary buildings** and **structures** may not exceed 10 percent of the **lot area**;
- (F) Despite Clause 10.5.60.20, and Regulations 10.10.40.30 (1), 200.15.1 (4), and 10.5.80.30 (1) do not apply;
- (G) Despite Regulation 10.5.50.10 (5) a 1.5 metre strip of **soft landscaping** is not required;
- (H) Despite Regulation 10.10.40.40 (1), the permitted maximum **gross floor area** is 2,270 square metres;
- (I) A maximum of 28 **dwelling units** are permitted;
- (J) A minimum of 46 percent (13 **dwelling units**) of the total number of **dwelling units** on the **lot** must contain a minimum of one bedrooms and a minimum of 54 percent (15 **dwelling units**) of the total number of **dwelling units** must contain a minimum of two bedrooms;
- (K) Despite Regulations 10.5.40.10 (2) and (3), the following **building** elements and **structures** are permitted to project vertically beyond the height limits specified on Diagram 3 attached to By-law 188-2022:
  - (i) Roof drainage components, or thermal and waterproofing assemblies located at each of the roof levels of the **building** to a maximum of 0.25 metres;
  - (ii) A parapet to a maximum of 1.5 metres;
  - (iii) Safety railings and fences at each of the roof levels of the **building**, to a maximum height of 1.8 metres;
  - (iv) **Structures** on the roof of any part of the **building** used for, **green roofs**, wind mitigation, landscape features, partitions dividing outdoor balcony or terrace areas, privacy screens, telecommunications equipment and antennae, window washing equipment, or lightning rods and exhaust flues to a maximum height of 2.5 metres; and
  - (v) Equipment used for the functional operation of the **building**, such as electrical, utility, mechanical, and ventilation equipment, enclosed stairwells, mechanical penthouses, roof accesses, elevator shafts, vents and water supply facilities, to a maximum height of 4.0 metres;
- (L) Despite Regulations 10.5.40.70 (1) and 10.10.40.70(1), the required minimum **buildings setbacks** from Marlee Avenue are as shown on Diagram 3;
- (M) Despite Regulations 10.5.40.60(1), (2), (3), (7), and (8), the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3;
  - (i) a platform or balcony attached to a maximum of 2.0 metres;
  - (ii) a canopy, awning, or similar structure at the first floor, to a maximum of 2.0 metres;
  - (iii) exterior stairs, retaining walls, vehicle access ramps and associated **main wall**, wheelchair access ramps, pedestrian access ramps, and elevating devices to a maximum of 1.0 metre;
  - (iv) roof projections, such as cornices and eaves to a maximum of 1.0 metre; and
  - (v) vents, pipes, utility equipment, siamese connections, satellite dishes and antennas (including mounting poles) to a maximum of 1.4 metres and does not encroach into the required **front yard setback**;
- (N) Despite Regulation 10.10.40.50 (1), the required minimum amount of **amenity space** is 55 square metres of indoor **amenity space** and 100 square metres of outdoor **amenity space**;
- (O) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided on the lot in accordance with the following requirements:
  - (i) A minimum of 16 **parking spaces** for residents; and
  - (ii) A minimum of 3 **parking spaces** for visitors; and
- (P) Despite Regulation 230.5.10.1 (5) (A), a minimum of 33 **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 188-2022 ]

(115) Exception R 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 54 Madison Ave. in 1983, a **nursing home, residential care home, retirement home, or seniors community house** are permitted if the **building** or additions to the **building** comply with the other regulations of this By-law; and [TO: 438-86; 12 (1) 250]
- (B) On the lands municipally known as 661 Huron St. in 1983, a **nursing home, residential care home, retirement home, or seniors community house** are permitted if the **building** or additions to the **building** comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(116) Exception R 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 20 Prince Arthur Avenue in 1988, Section 12(1) 253 of former City of Toronto By-law 438-86.

(117) Exception R 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 406-410 Keele Street, as shown on Diagram 1 of this By-law 601-2022, an **apartment building**, may be constructed or used in compliance with (B) to (O) below;
- (B) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 4,800 square metres;
- (C) The permitted maximum number of **dwelling units** is 65 of which:
  - (i) a minimum of 25 percent must contain two or more bedrooms; and
  - (ii) a minimum of 10 percent must contain three or more bedrooms;
- (D) Despite Regulation 10.5.40.70(1), and Clauses 10.10.40.70 and 10.10.40.80, the required minimum **building setbacks** and separation distances between **main walls** for all **buildings** and **structures** above ground are as shown on Diagram 6, attached to By-law 601-2022;
- (E) Despite Clause 10.5.40.60, and (D) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) landscape planters by a maximum of 1.4 metres;
  - (ii) balconies, screens, and underground garage ramps by a maximum of 1.8 metres;
  - (iii) eaves, cornices, light fixtures, railings and window sills, by a maximum of 0.6 metres;
  - (iv) wheelchair ramps, stairs, stair enclosures, covered walkways and ramps, patios by a maximum of 0.8 metres; and
  - (v) canopies, awnings, ornamental and architectural elements, or similar **structures** by a maximum of 0.8 metres;
- (F) Despite Regulations 10.5.40.10(1) and 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following "HT" symbol in metres as shown on Diagram 6 of By-law 601-2022;
- (G) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum 117.53 metres and the elevation of the highest point of the **building**;
- (H) Despite Regulations 10.5.40.10(2), (3) and (4), and (F) and (G) above, the following equipment and **structures** located on the roof of a **building** may project beyond the permitted maximum height as shown on Diagram 6 attached to By-law 601-2022, subject to the following limitations:
  - (i) skylights/clerestory roofs, parapets, guard rails, railings and dividers, and roof drainage up to a maximum of 1.5 metres;
  - (ii) screens up to a maximum of 2.3 metres;
  - (iii) window washing equipment and lightning rod up to a maximum of 3.0 metres;
  - (iv) planters, **landscaping** and elements of a **green roof** up to 0.8 metres; and
  - (v) mechanical equipment, elevator overruns, associated parapets and **landscaping** up to a maximum of 3.5 metres;
- (I) For the purposes of this exception, provided the area identified as "PENTHOUSE" on Diagram 6 attached to By-law 601-2022 complies with the (D) and (E) above regarding **building setbacks**, (F), (G) and (H) above regarding **building** height it shall not constitute a **storey**;

- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 0.40 **parking spaces** for each **dwelling unit** for residents; and
  - (ii) A minimum of 0.09 **parking spaces** for each **dwelling units** for visitors;
- (K) Despite Regulation 200.5.1.10(2), 5 percent of the total number of **parking spaces** may have the minimum width of 2.6 metres without increase, if obstructed;
- (L) Despite Regulation 200.5.1.10(12), a **vehicle** entrance and exit for a two-way **driveway** may have a minimum width of 4.5 metres and must be operated by a signal;
- (M) Despite Regulations 220.5.1.10(8) and 220.5.10.1(2), one Type 'G' **loading space** is required and may have a minimum vertical clearance of 4.4 metres;
- (N) Despite Regulation 230.5.1.10 (4), the minimum width of a **bicycle parking space** if placed in a vertical position on a wall is 0.38 metres;
- (O) Despite Regulation 10.5.50.10 (4) and (5), the required minimum **soft landscaping** is 18.15 square metres, located as shown on Diagram 6 attached to By-law 601-2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 601-2022 ]

(118) Exception R 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulation 10.10.40.40(1) does not apply;
- (B) The required minimum floor space index of all land uses on a **lot** is 2.0; and
- (C) If the **lawful gross floor area** of **lawfully existing buildings** on a **lot** results in a floor space index less than the required minimum floor space index, the **lawful** floor space index resulting from those **lawfully existing buildings** on that **lot** is the minimum floor space index for those **lawfully existing buildings** on that **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2022 ]

(119) Exception R 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 241 Redpath Avenue, if the requirements of By-law 82-2023(OLT), including Section 7 and Schedule A of By-law, are complied with, a **building** or **structure** may be constructed, erected or used in compliance with Regulation (B) to (T) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 158.4 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure**, including a mechanical penthouse, is the number in metres following the letter "HT" as shown on Diagram 3 of By-law 82-2023(OLT);
- (D) Despite Regulation 10.10.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 82-2023(OLT);
  - (i) for the purposes of this exception, a mezzanine and mechanical penthouse must be within a wholly enclosed **building** envelope and does not constitute a **storey**;
- (E) Despite Regulations 10.5.40.10(2), (3) and (4) and (C) above, the following equipment and **structures** may project above the permitted maximum height shown on Diagram 3 of By-law 82-2023(OLT) as follows:
  - (i) chimneys, vents, air shafts, antennae, staircases or enclosures, roof accesses, elevator shafts, and overruns up to a maximum of 2.5 metres;
  - (ii) architectural features, parapets, access hatches, skylights, elements and **structures** associated with a **green roof**, up to a maximum of 1.2 metres;
  - (iii) **building** maintenance units, storage and window washing equipment up to a maximum of 5.0 metres; and

- (iv) planters, trellises, pergolas, unenclosed **structures**, wind screens, noise and visual screens, landscape features, balustrades, railings, guardrails, dividers, fences, and privacy screens up to a maximum of 3.0 metres;
- (F) For the purposes of this exception, a mechanical penthouse may include **amenity space**;
- (G) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 25,000 square metres;
- (H) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
  - (iii) the provision of **dwelling units** in Provision (H) (i) and (ii) above excludes the requirement for any rental replacement **dwelling units**; and
  - (iv) if the calculation of the number of required **dwelling units** in Provision (I)(i) and (ii) above results in a number with a fraction, the requirement number of **dwelling units** may be rounded down to the nearest whole number;
- (I) Despite Clause 10.10.40.70, Clause 10.10.40.80 and Regulation 10.5.40.70(1), the required minimum **building setbacks** and required minimum above-ground separation distance of **main walls** are as shown in metres on Diagram 3 of By-law 82-2023(OLT);
- (J) Despite Regulations 5.10.40.70(1), 10.5.40.60(1), (2), (3), (5), (7) and (8) and Provision (I) above, the following may encroach into a required minimum **building setback** on Diagram 3 of By-law 82-2023(OLT):
  - (i) lighting fixtures, bay windows, canopies, pergolas, trellises, eaves, window sills, pilasters, screens, fences, parapets, vents, railings, guardrails, balustrades, stair enclosures, bollards, walkways, wheel chair ramps, underground garage ramps, window washing equipment, planters, landscape and public art features a maximum of 3.0 metres; and
  - (ii) awnings, architectural features, including mechanical penthouse **structures**, cornices, and privacy screens a maximum of 2.0 metres;
  - (iii) on elevations facing the "podium courtyard", balconies are permitted to encroach to a maximum of 1.5 metres within the area delineated by the dashed line on Diagram 4;
  - (iv) on the north and south elevations of the "tower", balconies are permitted to encroach a maximum of 1.5 metres within the area delineated by the dashed line on Diagram 4; and
  - (v) balconies are not permitted to encroach on the east and west elevations of the "tower", elevations facing the "podium notch", or elevations facing "tower notch";
- (K) For the purposes of this exception:
  - (i) "podium courtyards" means the 7.1 metre setback area from north property line above 6.45 metres height on Diagram 3, and the 7.0 metre setback area from the south property line above 6.45 metres height on Diagram 3 of By-law 82-2023(OLT);
  - (ii) "podium notch" means the 3.0 metre setback area from the north property line and 12.0 metre setback area from the west property line, excluding the podium courtyards, as shown on Diagram 3 of By-law 82-2023(OLT);
  - (iii) "tower" means the portion of the building above 17.75 metres height on as shown on Diagram 3 of By-law 82-2023(OLT);
  - (iv) "tower notch" means the 7.5 metre setback area above 17.75 metres height, forming a 2 metre by 2 metre step-back at the southeast portion of the tower as shown on Diagram 3 of By-law 82-2023(OLT);
  - (v) "mezzanine" means a floor between the ground floor and second floor which is partly open to the floor below;
- (L) Despite Regulation 10.10.40.50(1), **amenity space** must be provided on the **lot** as follows:
  - (i) a minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit**; and
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
- (M) Despite Regulations 200.5.10.1(1), 200.15.10(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained as follows:
  - (i) A minimum of 0.194 **parking spaces** per **dwelling unit** for residential occupants, of which a maximum of 5 **parking spaces** may be "car-share parking spaces";
  - (ii) A minimum of 0.034 **parking spaces** per **dwelling units** for residential visitors;
  - (iii) A minimum of 5 accessible **parking spaces**;

- (iv) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (v) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (N) Despite Regulations 200.5.1.10(2)(A), (B), and (C), a **parking space** must have the following minimum dimensions:
- (i) A minimum length of 5.6 metres;
  - (ii) A minimum width of 2.6 metres; and
  - (iii) A vertical clearance of 2.0 metres;
- (O) Despite Regulations 200.15.1(1), (3) and (4), accessible **parking spaces** must be provided on each Block as follows:
- (i) An accessible **parking space** must have the following minimum dimensions
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
  - (iii) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
    - (a) entrance to a **building**;
    - (b) passenger elevator that provides access to the first **storey** of the **building**; and
    - (c) and shortest route from the required entrances in (O)(iii) (a) and (b);
- (P) Despite Clause 220.5.10.1, a minimum of one Type "G" **loading space** must be provided on the lands;
- (Q) **Bicycle parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) Despite Regulations 230.5.10.1(1), (3) and (5):
    - (a) a minimum of 0.9 **bicycle parking spaces** per **dwelling unit** must be provided as "long-term" **bicycle parking spaces**; and
    - (b) a minimum of 0.1 **bicycle parking spaces** per **dwelling unit** must be provided as "short-term" **bicycle parking spaces**;
  - (ii) Despite Regulation 230.5.1.10(2), the number of required **bicycle parking spaces** may be rounded down to the next whole number when the calculation results in a fraction;
  - (iii) Despite Regulation 230.5.1.10(4)(A), a **bicycle parking space** oriented in a horizontal position must have:
    - (a) a minimum length of 1.8 metres;
    - (b) a minimum width of 0.45 metres; and
    - (c) a minimum vertical clearance of 1.2 metres;
  - (iv) Despite Regulation 230.5.1.10(4)(B), a **bicycle parking space** oriented in a vertical position must have:
    - (a) a minimum length or vertical clearance of 1.9 metres;
    - (b) a minimum width of 0.45 metres; and
    - (c) a minimum horizontal clearance from the wall of 1.2 metres;
  - (v) Despite Regulation 230.5.1.10(4)(C), a **stacked bicycle parking space** must have:
    - (a) a minimum length or vertical clearance of 1.2 metres;
    - (b) a minimum width of 0.4 metres; and
    - (c) a minimum horizontal clearance from the wall of 1.8 metres;
  - (vi) Despite Regulation 230.5.1.10(9), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be located on any level above or below-ground in the **building**;
  - (vii) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions;

- (viii) Despite Regulation 230.10.1.20(1), a "long-term" **bicycle parking spaces** may be located in a storage locker; and
- (ix) Despite Regulation 230.10.1.20(2), "short-term" and "long-term" **bicycle parking spaces**, above or below grade, may be located more than 30 metres from a pedestrian entrance or elevator lobby to the **building** on the lands;
- (R) Regulations 10.5.50.10(4), 10.5.50.10(5) do not apply;
- (S) Despite Regulation 10.5.100.1(4)(B) a **driveway** may be a maximum total width of 6.21 metres;
- (T) Despite Regulation 10.5.100.1(5), an unobstructed **vehicle** access shall be provided to the **loading spaces** and below ground **parking spaces** so that a **vehicle** can enter and leave the lands while driving forward in one continuous movement through the front **main wall**;
- (U) Despite Regulation 10.10.40.30(1) the permitted maximum **building depth** for an **apartment building** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 82-2023(OLT) ]

(121) Exception R 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 109 Erskine Avenue, if the requirements of By-law 995-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Regulation 10.10.40.30(1)(B), respecting the permitted maximum **building depth** for an **apartment building**, does not apply;
- (C) Despite Regulation 10.5.40.10(1) the height of the **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 158.52 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulations 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres as shown on Diagram 3 of By-law 995-2022;
- (E) Despite Regulation 10.5.40.10 (2) and (3), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 995-2022 as follows:
  - (i) roof drainage materials, thermal insulation, roof assemblies including decking and pavers or roof ballast, terraces, patios, balustrades, bollards, **amenity space** features and associated accessory **structures** a maximum of 1.5 metres;
  - (ii) **structures** used for pool or spa maintenance or operational equipment and swimming pools (elevated or otherwise) a maximum of 1.7 metres;
  - (iii) elements on the roof of the **building** or **structure** used for **green roof** technology and related roofing material a maximum of 2.0 metres;
  - (iv) parapets, garbage chutes, aircraft warning lights, lightning rods, safety railings, guard rails, ornamental or architectural elements and features, balcony and terrace partitions, screens and dividers, telecommunications equipment and antennae, planters, retaining walls, wheelchair ramps, and lightning rods a maximum of 2.3 metres;
  - (v) equipment used for the functional operation of the **building**, such as electrical, utility, air handling, mechanical, exhaust flues, vents, ventilation equipment, and associated screening a maximum of 3.0 metres;
  - (vi) window washing equipment a maximum of 3.0 metres;
  - (vii) **structures** on the roof of any part of the **building** used for outside or open air recreation, acoustical barriers, wind mitigation features, landscape elements and features, fencing, canopies, enclosed stairwells, stairwell overruns, enclosed stairs, unenclosed stairs, emergency generators, trellises and gazebos a maximum of 4.0 metres; and
  - (viii) mechanical equipment, mechanical penthouse projections, chillers, coolers, wind mitigation elements, elevator shafts, machine rooms, and elevator overruns, and screening structures associated with elevator shafts, overruns or the mechanical penthouse, a maximum of 6.0 metres;
- (F) Despite Regulation 10.10.40.40(1) the permitted maximum **gross floor area** of a **building** or **structure** is 14,250 square metres;
- (G) Despite Regulation 10.10.40.50 (1)(A) and (B), an **apartment building** with 20 or more **dwelling units** must provide a minimum 561 square metres of **amenity space**, of which:

- (i) A minimum of 288 square metres must be provided as indoor **amenity space**; and
  - (ii) A minimum of 273 square metres must be provided as outdoor **amenity space**;
- (H) Despite Regulations 10.5.40.70(1), 10.10.40.70 (1), (2), (3), and (4), and 10.10.40.80(1) the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 3 of By-law 995-2022;
- (I) Despite Regulations 10.5.40.50(2) and (3), 10.5.40.60 (1), (2), (3), (4), (5), (6), (7), (8) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) An entrance canopy, awning, or similar **structure** at the first **storey**, with or without structural support, or a roof over a platform permitted in (ii) and (iii) below a maximum of 3.0 metres into the required minimum **front yard setback** and **rear yard setback**;
  - (ii) Rooftop terraces to the same extent as the roof it is covering;
  - (iii) Platforms and balconies, a maximum of 2.2 metres;
  - (iv) Notwithstanding (I)(iii) above, platforms and balconies, a maximum of 1.5 metres into the required minimum east **side yard setback**;
  - (v) Ground floor terraces, decks or porches which are located in the east **side yard**, a maximum of 4.1 metres into the required minimum east **side yard setback**;
  - (vi) Vents, pipes, utility equipment, and siamese connections a maximum of 1.0 metre into the required minimum **front yard setback** and **rear yard setback**;
  - (vii) Roof and parapet elements a maximum of 1.0 metre into the required minimum **front yard setback** and **rear yard setback**;
  - (viii) Exterior stairs, wheelchair access ramps, pedestrian access ramps, and elevating devices a maximum of 3.0 metres, into the required minimum **front yard setback** and **rear yard setback**;
  - (ix) Wall mounted lighting and architectural details and cladding a maximum of 0.6 metres;
  - (x) Platforms, decks, porches, balconies or a similar **structure** located above **established grade**, must not encroach into the minimum **front yard setback**; and
  - (xi) Notwithstanding (I)(i) through (x) above, terraces are permitted above rooftop areas and may project into the required **building setbacks** of a **building** or **structure** up to the extent as the roof it is covering;
- (J) Despite Regulations 10.5.50.10 (4), and (6) a **lot** with an **apartment building** must have:
  - (i) A minimum of 25 percent of the area of the **lot** for **landscaping**; and
  - (ii) A minimum of 25 percent of the **landscaping** area required in (J)(i) above, must be **soft landscaping**;
- (K) Despite Regulation 10.5.50.10 (5), a 1.5 metre wide strip of **soft landscaping** is not required along any part of a **lot line** abutting another **lot** in the Residential zone category, save and except for the east **lot line**, where a minimum 1.2 metre wide strip of **soft landscaping** is required between the **main wall** and east **lot line**;
- (L) Regulation 10.5.100.1(5) respecting **driveway** access to **apartment buildings** does not apply;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.187 residential occupant **parking spaces** per **dwelling unit**; and
  - (ii) a minimum of 0.045 residential visitor **parking spaces** per **dwelling unit**;
  - (iii) If the calculation of the number of required **parking spaces** results in a number with a fraction, the number is rounded down to the nearest whole number;
- (N) Despite Regulation 200.15.1(1), accessible **parking spaces** must comply with the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (O) Despite Regulation 200.15.1(4) accessible **parking spaces** may be located anywhere below-ground that has access to a passenger elevator that provides access to the first **storey** of the **building**;
- (P) Despite Clause 220.5.10.1 one (1) Type 'G' **loading spaces** must be provided;
- (Q) Despite Regulation 230.5.1.10(4), the minimum dimensions of a **bicycle parking space**, a **bicycle parking space** placed in a vertical position on the wall, and a **stacked bicycle parking space** is:
  - (i) Minimum width of 0.45 metres

- (ii) Minimum vertical clearance of 1.0 metre; and
- (iii) Minimum length of 1.8 metres;
- (R) Despite Regulation 230.5.1.10(9), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be located anywhere above or below ground in the **building**;
- (S) Despite regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions;
- (T) Despite regulation 230.10.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** and may be located in a secured room or an unsecured room

Prevailing By-laws and Prevailing Sections: (None Apply)

(122) Exception R 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 515 to 525 Chaplin Crescent as shown on Diagram 1 of By-law 991-2022, if the requirements of Section 10 and Schedule A of By-law 991-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1, of By-law 991-2022;
- (C) Despite Regulation 10.10.40.1(2), a maximum of three **residential buildings** are permitted on the lot;
- (D) Despite Regulation 10.10.40.1(3), the permitted maximum number of **dwelling units** on the **lot** is 278, which must be provided as follows:
  - (i) 7 percent as Studio Units;
  - (ii) 56 percent as One Bedroom Units;
  - (iii) 34 percent as Two Bedroom Units;
  - (iv) 3 percent as Three Bedroom or greater Units.
- (E) Despite Regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 171.3 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite Regulations 10.10.40.10(1)(2) and (3), the permitted maximum height and number of **storeys** of a **building** or **structure** are the numbers in metres following the "HT" symbol and the number of **storeys** following the "ST" symbol as shown on Diagram 3 of By-law 991-2022;
- (G) Despite Regulations 10.5.40.10(3) and (4), and (F) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) wind screens, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, window washing equipment and storage, roof drainage, window sills, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, landscaping, and elements of a **green roof**, may project above the height limits to a maximum of 3.0 metres; and
  - (ii) elevator overruns, mechanical penthouses, mechanical equipment and any associated enclosure **structures**, may project above the height limits to a maximum of 6.0 metres;
- (H) Despite Regulation 10.5.40.10(4)(A), the total area of the mechanical penthouse, equipment, **structures** or parts of a **building** that exceed the permitted maximum height as shown on Diagram 3 of By-law 991-2022, may cover no more than 65 percent of the area of the roof, measured horizontally;
- (I) Regulation 10.10.40.30(1)(B), with regards to the permitted maximum **building depth** for an **apartment building** does not apply;
- (J) Despite Regulation 10.10.40.40(1)(A), the permitted maximum **gross floor area** is 25,000 square metres;
- (K) Despite Regulation 10.10.40.50(1), **amenity space** must be provided on the **lot** in accordance with the following:
  - (i) A minimum of 250 square metres of indoor **amenity space**; and
  - (ii) A minimum of 1,440 square metres of outdoor residential **amenity space**;
- (L) Despite Regulation 10.5.40.70(1) and Clauses 10.10.40.70 and 10.10.40.80 the required minimum **building setbacks** and separation distances of **main walls** are as shown in metres on Diagram 4 of By-law 991-2022
- (M) Despite Clause 10.5.40.60 and (L) above, the following elements may encroach into the required minimum **building setbacks** and separation distances of **main walls** as follows:



- (i) balconies, cornices, light fixtures, awnings, ornamental elements, cladding, parapets, landscape features, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, privacy screens, doors, wheel chair ramps, canopies, and underground garage ramps, architectural features wall, and associated structures to a maximum of 3.0 metres;
- (N) Despite Regulation 10.5.50.10(4), a minimum of 43 percent of the **lot area** must be **landscaping**, of which a minimum of 50 percent of the required **landscaping** must be comprised of **soft landscaping**;
- (O) Regulation 10.5.50.10(5) with regards to a 1.5 m strip of **soft landscaping**, does not apply;
- (P) Regulations 10.5.100.1(5) and 10.5.80.40(2) with regards to **driveway** access to **apartment buildings** and **parking space** access on a **lot**, does not apply;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be provided on the **lot** at the following rates:
  - (i) a minimum of 0.73 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.06 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) a minimum of 0.015 of the **parking spaces** per **dwelling unit** identified in subsection (i) and (ii) are required to have roughed-in conduits to allow for future electric outlets for plug-in electric vehicles
  - (iv) parking aisle **driveway widths** and **parking space** dimensions that lawfully existed on the **lot** on the date this By-law was enacted, shall be deemed to comply with By-law 569-2013;
- (R) Despite Regulations 200.5.1.10(2)(A)(iv), (B)(iv) and (C)(iv), a maximum of two **parking spaces** can have an obstruction on one side only and maintain a required minimum **parking space** width of 2.6 metres; and
  - (i) For the purpose of this exception, equipment for the charging of an electric **vehicle** does not constitute an obstruction to the **parking space**, provided the equipment is located within or adjacent to the same **parking space** as the vehicle being charged;
- (S) Despite Regulation 200.15.10(1), a minimum of 1 of the required **parking spaces** on the **lot** must be an accessible **parking space**;
- (T) Despite Regulation 230.5.1.10(4), the required minimum width of a **stacked bicycle parking space** is 0.45 metres;
- (U) Despite Regulation 230.5.10.1(1) and (5 ) **bicycle parking spaces** shall be provided on the **lot** in accordance with the following:
  - (i) a minimum of 0.9 "long-term" **bicycle parking spaces** per **dwelling unit** in excess of 212 **dwelling units**; and
  - (ii) a minimum of 0.1 "short-term" **bicycle parking spaces** per **dwelling unit** in excess of 212 **dwelling units**;
- (V) Regulation 10.10.40.1(5), with regards to **building** orientation to a **street** for **buildings** with **dwelling units**, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception R 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 40-44 Broadway Avenue, if the requirements of Section 7 and Schedule A of By-law 1255-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (C) to (W) below;
- (B) In addition to the uses permitted by Regulation 10.10.20.10(1), the following uses are permitted within an **apartment building**:
  - (i) **Place of assembly**;
  - (ii) **Religious education use**;
  - (iii) **Religious residence**; and
  - (iv) **Place of Worship**;
- (C) Despite Regulations 10.10.40.40(1) and 10.10.20.20(1), the permitted maximum **gross floor area** for residential and non-residential uses is 29,600 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 27,000 square metres;

- (ii) the required minimum **gross floor area** for non-residential uses is 2,600 square metres;
- (D) Despite Regulation 10.5.40.10 (1), the height of a **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 165.25 metres and the highest point of the **building** or **structure**;
- (E) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the symbol "HT" on Diagram 3 of By-law 1255-2022(OLT);
- (F) Despite Regulations 10.5.40.10(2) to (4) and (E) above, the following **building** elements and **structures** may project above the permitted maximum height in Diagram 3 of By-law 1255-2022(OLT) as follows:
  - (i) roof drainage, lightning rods, chimneys, and vents may project above the height limits to a maximum of 3.0 metres;
  - (ii) architectural features, light fixtures and parapets may project above the height limits to a maximum of 3.0 metres;
  - (iii) elevator overruns and associated enclosures, enclosed stairwell, roof access to a maximum of 4.0 metres;
  - (iv) window washing equipment may project above the height limits to a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 3.0 metres; and
  - (vi) trellises, pergolas, awnings and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 3.0 metres; [ By-law: 1101-2024 ]
- (G) Mechanical penthouse is contained below the maximum building height. A mechanical penthouse may be located on the **storey** at the top of the **building** on the same **storey** as **dwelling units**;
- (H) Despite Regulation 10.5.40.70(1) and Clauses 10.10.40.70 and 10.10.40.80, the required minimum **building setbacks** and **main wall** separation distances for all above ground portions of any **building** or **structure** are as shown on Diagram 3 of By-law 1255-2022(OLT);
- (I) Despite Regulations 5.10.40.70(1), 10.5.40.60(1), (2), (3), (5), and (8) and Section (H) above, the following may encroach into a required minimum **building setback** and **main wall** separation distance on Diagram 3 of By-law 1255-2022(OLT):
  - (i) canopies, cornices, eaves, guardrails, landscape and public art features, lighting fixtures, minaret, ornamental or architectural elements, patios, parapets, planters, platforms, railings, screens, stairs, stair enclosures, stair landings, steeple, supportive columns, terraces, terrace guards, trellises, underground garage ramps and their associated structures, vents, wheel chair ramps, wind protection, window sills, and window washing equipment to a maximum of 2.5 metres;
  - (ii) balconies to a maximum of 2.0 metres, except as shown on Diagram 4; and
  - (iii) canopy over the residential entrance to a maximum of 5.0 metres;
- (J) Despite Regulation 10.5.40.60(1) and I(ii) above, balconies are permitted as follows and as shown on Diagram 4:
  - (i) on north face, above 15 metres up to a height of 120.95 metres;
  - (ii) on south, east, west faces, above 13 metres up to a height of 120.95 metres;
- (K) For the purposes of this exception, a mezzanine level is not considered a **storey**;
- (L) A minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain a minimum of two bedrooms and a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain a minimum of three or greater bedrooms;
- (M) Despite Regulation 10.5.50.10(4), the required **landscaping** area is 25 percent of the **lot area**, of which 30 percent of the required **landscaping** area must be comprised of **soft landscaping**;
- (N) Regulation 10.5.50.10(5) does not apply;
- (O) Clause 10.10.40.30 does not apply;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained as follows:
  - (i) a minimum of 0.20 **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 5 **parking spaces** for a **place of worship**;
  - (iii) a minimum of 58 **parking spaces** for residential visitors which may be shared with a **place of worship**; and
  - (iv) a minimum of 1 "car-share parking space";

- (a) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (b) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (Q) Despite Regulations 200.15.10 (1) and (2), accessible **parking space** must be provided as per following minimum requirement:
- (i) of the required **parking spaces** in (P) above, a minimum of 5 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must be accessible **parking spaces**; [ By-law: 1101-2024 ]
- (R) Despite Clause 220.5.10.1 (2), a minimum of one Type "G" **loading space** and one Type "C" **loading space** must be provided and maintained on the **lot**;
- (S) Despite Regulations 230.5.10.1(1), (3) and (5)(A):
- (i) a minimum of 0.9 **bicycle parking spaces** per **dwelling unit** must be provided as "long-term" **bicycle parking spaces**; and
  - (ii) a minimum of 0.1 **bicycle parking spaces** per **dwelling unit** must be provided as "short-term" **bicycle parking spaces**;
  - (iii) the number of required **bicycle parking spaces** may be rounded down to the next whole number when the calculation results in a fraction;
- (T) Despite Regulation 230.5.1.10(4), a **bicycle parking space**:
- (i) oriented in a horizontal position must have:
    - (a) a minimum length of 1.8 metres;
    - (b) a minimum width of 0.45 metres; and
    - (c) a minimum vertical clearance of 1.2 metres;
  - (ii) oriented in a vertical position must have:
    - (a) a minimum length or vertical clearance of 1.9 metres;
    - (b) a minimum width of 0.45 metres; and
    - (c) a minimum horizontal clearance from the wall of 1.2 metres;
- (U) Despite Regulation 230.5.1.10(9), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be located anywhere above or below-ground in the **building**;
- (V) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** for **dwelling units** may be provided in any combination of vertical, horizontal or stacked positions;
- (W) Despite Regulation 230.10.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**. Short-term **bicycle parking space** cannot be in a secured room.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1255-2022(OLT) ]

**(124) Exception R 124**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 46-48 Laing Street, as shown on Diagram 1 of By-law 939-2022, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations B to M below:
- (B) Despite Regulation 10.10.30.10(1), there shall be no minimum **lot area**.
- (C) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Sears Street.
- (D) Despite Regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 77.35 metres and elevation of the highest point of the **building** or **structure**.
- (E) Despite Regulation 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 939-2022.

- (F) Despite Regulations 10.5.40.10(2), (3), no portion of a **building** or **structure** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 939-2022, with the exception of the following:
- (i) Parapets, cornices, roof drainage, flues, eaves, vents, elements of a **green roof**, insulation and roof surface materials, **landscaping**, planters.
- (G) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1,220 square metres.
- (H) Despite Regulation 10.10.40.1(3), the maximum number of **dwelling units** is 7.
- (I) Despite Regulations 10.5.40.60(1)(D), (2), (4), (5), (6) and (8), no portion of a **building** or **structure** may extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 939-2022, with the exception of the following:
- (i) Landscape features, gas and hydro meters or other elements required for the functional operation of a building, cornices, lighting fixtures, ornamental elements, eaves, window sills, planters, ventilation shafts, railings, stairs, screens, canopies, to a maximum of 1 metre; and
  - (ii) a platform with a floor higher than the first **storey** of the **building** above established grade may not encroach beyond the areas delineated by the dashed lines on Diagram 3 of By-law 939-2022.
- (J) Despite Regulation 10.5.50.10(1)(B), a minimum of 31 percent of the area of the **lot** must have **landscaping** with a minimum of 35 percent of the **landscaping** area to be **soft landscaping**.
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) Maximum of 1 **vehicle parking space** per **dwelling unit** for residential use; and
  - (ii) No visitor **parking spaces** shall be required.
- (L) Despite Regulation 200.5.1.10(2)(A), the minimum width of a **parking space** is not required to be increased by 0.3 metres for each side of the **parking space** that is obstructed.
- (M) Despite regulation 200.15.10(1), no accessible **parking spaces** are required.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 438-86, Section 12(2) 180; and
- (B) No person shall, within the area shown on the map at the end of and forming part of this exception, erect or use a building or structure containing office uses or street-related retail and services uses. (242-87) [ By-law: 939-2022 ]

(125) Exception R 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7);
- (B) Regulation 10.10.40.40(1) regarding the permitted maximum floor space index does not apply;
- (C) Despite regulation 10.10.40.10(1), the maximum permitted height of a **duplex, triplex, fourplex or apartment building** is 12.0 metres;
- (D) Despite regulation 10.10.40.10(3), the maximum permitted number of **storeys** in a **building** is as follows:
  - (i) 3 **storeys** for a **detached house, semi-detached house, or townhouse**; and
  - (ii) 4 **storeys** for a **duplex, triplex, fourplex and apartment building**;
- (E) Despite regulation 10.10.40.30(1)(B), the maximum permitted **building depth** is 17.0 metres for a **duplex, triplex, fourplex, townhouse or apartment building**;
- (F) Despite regulations 10.10.40.70(3)(A), 10.10.40.70(3)(B) and 10.10.40.70(4), the required minimum **side yard setback** is 1.8 metres for a permitted **residential building** type exceeding 9 metres in height;
- (G) Despite regulation 10.10.40.1(3), the permitted maximum number of **dwelling units** in an **apartment building** is 20;
- (H) A minimum of 25 percent of the total number of **dwelling units** in an **apartment building** must contain a minimum of two or more bedrooms with a minimum **interior floor area** of 90 square metres for each **dwelling unit**; and

(i) where the calculation above results in a fraction, the number of required **dwelling units** may be rounded down to the next whole number;

(I) The required minimum floor space index of all land uses on a **lot** is 0.8; and

(J) If the **lawful gross floor area** of **lawfully existing buildings** on a **lot** results in a floor space index less than the required minimum floor space index, the **lawful floor space index** resulting from those **lawfully existing buildings** on that **lot** is the minimum floor space index for those **lawfully existing buildings** on that **lot**.

Prevailing By-laws and Prevailing Sections:

(A) On 1046 Avenue Road and 55-57 Burnaby Boulevard, former City of Toronto By-law 493-2014(OMB); and

(B) On 1066 Avenue Road, former City of Toronto By-law 644-2008. [ By-law: 833-2022 ]

(126) Exception R 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 661-665 Huron Street, as shown on Diagram 1 of By-law 908-2022, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;

(B) A **townhouse**, shown as Building C on Diagram 3 of By-law 908-2022, may have up to a maximum of 6 **dwelling units**;

(C) Despite clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** for Building C, are as shown on Diagram 3 of By-law 908-2022;

(D) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 121.00 metres and elevation of the highest point of the **building** or **structure**;

(E) Despite regulations 10.5.50.10(2) and 10.5.50.10(3), a minimum of 180 square metres must be provided as **landscaping**;

(F) The required minimum above-ground separation distance of Building C, as shown on Diagram 3 of By-law 908-2022, from existing Building A and B is 5.5 metres;

(G) Despite regulation 10.10.40.1(2), the maximum permitted number of **residential buildings** on the lands is 3, as shown on Diagram 3 of By-law 908-2022;

(H) Regulation 10.10.40.1(4), regarding minimum width of a **dwelling unit** for a **townhouse**, does not apply;

(I) Regulation 10.10.40.1(5), regarding **building** orientation to a **street**, does not apply;

(J) Despite regulation 10.10.40.10(1), the permitted maximum height for Building C is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law 908-2022;

(K) Regulation 10.10.40.10(2), regarding the permitted maximum height of the exterior portion of **main walls** for a **residential building**, does not apply to Building C, as shown on Diagram 3 of By-law 908-2022;

(L) Regulation 10.10.40.30(1), regarding permitted maximum **building depth**, does not apply to Building C, as shown on Diagram 3 of By-law 908-2022;

(M) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of Building C, as shown on Diagram 3 of By-law 908-2022, must not exceed 508 square metres;

(N) Regulation 200.5.10.1(1) and Table 200.5.10.1, regarding **parking space** rates, do not apply; and

(O) None of the provisions in (A) to (N) above apply to prevent the erection and use of Building A and Building B, existing as of July 22, 2022, as shown on Diagram 3 of By-law 908-2022.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 908-2022 ]

(127) Exception R 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

(A) On 155 and 165 Elm Ridge Drive, if the requirements of By-law 905-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;

(B) Despite Regulation 10.5.40.10 (1), the height of a **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 171.80 metres and the highest point of the **building** or **structure**;

(C) Despite Regulations 10.10.20.10 (1) and 10.10.20.20 (1), a **Residential Care Home** in an **Apartment Building** is a permitted use and an **Apartment Building** with a maximum of 20 percent of the total **gross floor area** of

the **building** devoted to non-residential uses is also a permitted use. On-site related **ancillary** uses for social, educational or skills training shall be permitted;

- (D) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 11,500 square metres;
- (E) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 905-2022;
- (F) Despite (E) above, in addition to those elements listed in Regulations 10.5.40.10(2) and (3) and (4), and despite Regulations 10.5.40.10(4) and 10.10.50.10(8), (9) and (10), the following equipment and **structures** may project above the permitted maximum height of a **building**:
  - (i) mechanical penthouse or mechanical roof top unit, structures for noise attenuation, outside or open-air recreation, ornamental elements, and safety or wind protection, to a maximum of 6.5 metres;
  - (ii) curbs, parapets, terrace and balcony guards and dividers, planters, and window washing equipment including those located on the roof of the **building**, to a maximum of 1.8 metres; and
  - (iii) a projected box feature on the north elevation located a minimum of 6 metres and a maximum of 16 metres from grade.
- (G) Despite Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 905-2022;
- (H) Despite (G) above, in addition to the encroachments permitted in Regulation 10.5.40.60, the following elements may encroach into the required **building setbacks**:
  - (i) lighting fixtures, a projected box feature on the north elevation and landscape features, to a maximum of 0.7 metres;
  - (ii) fences, retaining walls, canopy structure for bin path, planters to the **lot lines**; and
  - (iii) pergolas to a maximum of 2.7m into the setback on the west side and 5.0 metres into the setback on the south side.
- (I) Despite Regulation 10.5.40.60, balconies and terraces shall not be permitted to project into the setback of the east or west side elevations;
- (J) Regulation 10.10.40.30 (1) (B) shall not apply;
- (K) Regulation 10.5.50.10 (4) shall not apply;
- (L) Despite Regulation 10.5.50.10(5), a **soft landscaping** strip along a **lot line** abutting another lot in the Residential Zone category is not required;
- (M) Despite Regulation 200.5.1.10 (2) (A), a maximum of 2 of the required **parking spaces** may have a length of 5.0 metres;
- (N) Despite Regulation 200.5.10.1 (1) and Table 200.5.10.1, **parking spaces** must be provided and applicable as follows:
  - (i) A minimum of 0.315 **parking spaces** for each **dwelling unit** for residents, staff and visitors, of which a minimum of 0.060 for each **dwelling unit** shall be provided for visitors
- (O) Regulation 10.5.80.40(3), shall not apply;
- (P) Regulations 10.5.100.1 (1), (4), (5), shall not apply;
- (Q) Despite Regulation 220.5.10.1 (2), a minimum of one Type "G" **loading space** must be provided;
- (R) Clause 220.5.20.1, shall not apply;
- (S) Despite Regulation 230.5.1.10(4), the minimum width of a **stacked bicycle parking space** is 0.46 metres;
- (T) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1 (1), **bicycle parking spaces** must be provided as follows:
  - (i) A minimum of 0.33 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) A minimum of 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**.
- (U) Regulation 200.15.1 (4) Location of Accessible **Parking Spaces** shall not apply;
- (V) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**; and
- (W) If the requirements of (B), (E) and (F) above are complied with, Section 2(1) with respect to the definition of grade and height, Section 4(2) and Section 6(3) of the City of Toronto By-law 438-86, shall not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(128) Exception R 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(129) Exception R 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(130) Exception R 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 215 Wellesley Street East, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;
- (B) For the purpose of this exception, for Regulations in Chapters 10, 200, 220 and 230, reference to an **apartment building** is also a reference to a **mixed use building**;
- (C) In addition to those permitted **building** types in Regulation 10.10.20.40(1), a **mixed use building** is also permitted;
- (D) Despite Regulations 10.5.40.10(3), 10.5.40.10(4), and 10.10.40.10(10), elements and **structures** on the roof of a **building** for the functional operation of a **building** are permitted subject to the following:
  - (i) equipment or **structures** such as electrical, utility, and mechanical and ventilation equipment, stairs, roof access and maintenance equipment storage, and any **structures** that enclose, screen or cover such elements, may not exceed a maximum height of 30 metres, measured from **established grade**, and must be located within the area labelled "Area A" as shown on Diagram 3 of By-law 159-2023; and
  - (ii) an elevator shaft and any **structures** that enclose, screen or cover an elevator shaft may not exceed a maximum height of 29.6 metres, measured from **established grade**, and must be located within the area labelled "Elevator Overrun" as shown on Diagram 3 of By-law 159-2023;
- (E) Despite Regulation 10.5.40.70(1) Clause 10.10.40.70, and Article 600.10.10, the required minimum **building setbacks** are shown in metres on Diagram 3 of By-law 159-2023;
- (F) Despite Regulations 10.5.40.50(2), 10.5.40.60(1)(B), 10.5.40.60(1)(D), and 10.5.40.60(1)(F), a platform without main walls, attached to or less than 0.3 metres from a building, with a floor higher than the first **storey** of the **building** above **established grade** is subject to the following:
  - (i) in a **front yard**, may encroach into the required **front yard setback** a maximum of 12.4 metres provided it is located at the fifth **storey** above **established grade** and is located no closer to a **side lot line** than the required **side yard setback** in Regulation (E) of this By-law;
  - (ii) in a **rear yard**, may encroach into the required **rear yard setback** a maximum of 2.0 metres, provided that it is no closer to a **side lot line** than the required **side yard setback** in Regulation (E) of this By-law; and
  - (iii) is not permitted in a **side yard**;
- (G) Despite Regulation 10.5.50.10(4)(A), a **mixed use building** must have a minimum 10 percent of the area of the **lot** for **landscaping**;
- (H) Regulation 10.5.50.10(4)(B) with respect to **soft landscaping**, and Regulation 10.5.50.10(5), with respect to **soft landscaping** requirements for a **lot** with a **mixed use building** abutting another **lot** in the Residential Zone category, does not apply;
- (I) Regulation 10.5.80.10(2), with respect to **parking space** location for a **mixed use building**, does not apply;
- (J) Despite Regulation 10.5.80.30(1), a surface **parking space** must be at least 1.0 metre from all **main walls** of a **mixed use building**;

- (K) Despite Regulation 10.5.100.1(4), a **driveway** measuring 3.0 metres wide and providing access to a **mixed use building** is permitted;
- (L) Regulation 10.5.100.1(5), with respect to **driveway** access to a **mixed use building**, does not apply;
- (M) In addition to the permitted uses listed in Regulation 10.10.20.10(1), a **residential care home** is permitted in a **mixed use building**;
- (N) In addition to the permitted uses with conditions listed in Regulation 10.10.20.20(1), the following additional uses with conditions are also permitted:
  - (i) Office, provided it is located on the first **storey** above **established grade**;
- (O) Section 150.15, with respect to specific use regulations for a **group home** or **residential care home**, does not apply for a **residential care home**;
- (P) Despite Regulation 10.10.20.100(3), a **community centre** or library is not required to be operated by the City of Toronto;
- (Q) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the letters "HT" in metres as shown on Diagram 3 of By-law 159-2023;
- (R) Despite Regulation 10.10.40.10(9)(A), unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the maximum permitted height for that **building** by 3.0 metres, if the **structures** are on the roof of a portion of the **building** with a permitted maximum height greater than 14.0 metres as shown on Diagram 3 of By-law 159-2023;
- (S) Clause 10.10.40.30, with respect to **building** depth, does not apply;
- (T) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** for a **mixed use building** is 2,120 square metres, of which:
  - (i) the permitted maximum for non-residential uses is 220 square metres; and
  - (ii) the permitted maximum for residential uses is 1900 square metres;
- (U) Regulation 10.10.40.50(1)(A) with respect to indoor **amenity space** does not apply;
- (V) Despite Regulation 10.10.40.50(1)(B), at least 84 square metres of outdoor **amenity space** must be provided, which does not need to be adjoining, or be directly accessible from, indoor **amenity space**;
- (W) Despite Regulation 10.10.40.80(1)(A), the required minimum above-ground separation distance between **main walls** with no openings to **dwelling units** is 1.6 metres;
- (X) Regulation 220.5.10.1(2), with respect to the minimum number of **loading spaces**, does not apply;
- (Y) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of one (1) **parking space** is required for a **residential care home**;
  - (ii) no **parking spaces** are required for an office use; and
  - (iii) no **parking spaces** are required for **dwelling units** in a **mixed use building**;
- (Z) Despite Regulations 230.5.10.1(1), 230.5.10.1(5), and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following:
  - (i) a minimum of six "short-term" **bicycle parking spaces** are required for all residential uses on the **lot**;
  - (ii) no "long-term" **bicycle parking spaces** are required for any use on the **lot**; and
  - (iii) no "short-term" **bicycle parking spaces** are required for any nonresidential use on the **lot**;
- (AA) Regulation 230.10.1.20.(2), with respect to the minimum distance of a **bicycle parking space** from a pedestrian entrance to a **mixed use building**, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 159-2023 ]

**(131) Exception R 131**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 185 Balliol Street and 8 Pailton Crescent, if the requirements of Clause 6 and Schedule A of By-law 999-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite Regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 154.85 metres and the elevation of the highest point of the **building** or **structure**;



- (C) Despite Regulation 10.10.20.100(12)(A), there may be a maximum of two **retail stores** in the **apartment building**;
- (D) Despite Regulation 10.10.20.100(12)(C):
- (i) access to a minimum of one **retail store** in an **apartment building** with 100 or more **dwelling units** must be provided from outside of the **apartment building**; and
  - (ii) access to **retail stores** in an **apartment building** with 100 or more **dwelling units** may be provided from within the **apartment building**;
- (E) Despite Regulation 10.10.20.100(12)(E), the interior floor area of **retail stores** may not be greater than 250 square metres;
- (F) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 999-2022;
- (G) Despite Regulations 10.5.40.10(3) and (4) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 999-2022:
- (i) Parapets and elements associated with a **green roof**, by a maximum of 2.1 metres;
  - (ii) Equipment on the roof of a **building** used for the functional operation of the **building**, such as electrical, utility, mechanical, ventilation equipment, stairs, stair landings, roof access hatches, maintenance equipment storage, transformer vaults, stacks, chimneys, vents, water supply facilities and **structures** that enclose, screen or cover the elements listed above, by a maximum of 3.0 metres;
  - (iii) Elements or **structures** on the roof of a **building** used for outside or open air recreation, outdoor **amenity space**, fixed outdoor furniture, trellises, privacy screens, terrace or balcony dividers, railings, guardrails, fences, landscape elements or features, public art features, fire safety equipment and servicing, gas metres and associated privacy screens and window washing equipment by a maximum of 3.0 metres; and
  - (iv) Ramps or elevating device providing barrier free access by a maximum of 3.0 metres;
- (H) Regulation 10.10.40.30(1)(B) restricting the maximum **building depth** of an **apartment building** does not apply;
- (I) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 32,500 square metres;
- (J) Despite Regulation 10.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at a minimum rate of 3.09 square metres for each **dwelling unit**, of which:
- (i) At least 2.00 square metres for each **dwelling unit** shall consist of indoor **amenity space**;
  - (ii) At least 1.09 square metres for each **dwelling unit** shall consist of outdoor **amenity space**; and
  - (iii) No more than 25 percent percent of the outdoor component may be a **green roof**;
- (K) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 999-2022;
- (L) Despite Clause 10.5.40.60 and K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) terrace, platforms associated with a balcony or terrace, fences, canopies and awnings by a maximum of 3.0 metres;
  - (ii) ornamental elements, exterior wall surfaces, , flues, chimneys, lighting fixtures, and fire safety equipment and servicing, gas meters and associated privacy screens, by a maximum of 2.0 metres;
  - (iii) ramps or elevating device providing barrier free access by a maximum of 3.0 metres; and
  - (iv) railings, guardrails, architectural curtain wall projections, window projections by a maximum of 1.2 metres;
- (M) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must contain two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) A minimum of an additional 15 percent of the total number of **dwelling units** must have two or three bedrooms (or convertible to two or three bedrooms);
  - (iv) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (v) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;

- (N) Despite Regulation 10.5.50.10(4), a minimum of 30 percent of the area of the **lot** must be **landscaping**, of which a minimum of 10 percent must be **soft landscaping**;
- (O) Despite Regulation 10.5.50.10(5), a minimum 0.5 metre wide strip of **soft landscaping**, which may include a fence, will be provided along any part of a **lot line** abutting another **lot** in the Residential Zone category;
- (P) Despite Regulation 10.5.100.1(4), a **driveway** for an **apartment building** may have a maximum total width of 8.0 metres;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 0.16 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) A minimum of 0.02 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iii) A minimum of 0 **parking spaces** for non-residential **gross floor area**;
- (R) Despite Regulations 200.15.1(1) and (3), and 200.15.10(1), a minimum of 3 accessible **parking spaces** must be provided and maintained in accordance with the following minimum dimensions:
  - (i) A minimum length of 5.6 metres;
  - (ii) A minimum width of 3.4 metres;
  - (iii) A minimum vertical clearance of 2.1 metres; and
  - (iv) The entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path;
- (S) Despite Regulations 230.5.1.10(9) and (10) and 230.50.1.20(2), "long-term" and "short term" **bicycle parking spaces** may be located on the first **storey** of the **building**, within an enclosed room and in a **stacked bicycle parking space**;
- (T) Despite Regulation 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** may be provided in with the following minimum dimensions:
  - (i) A minimum length of 1.6 metres;
  - (ii) A minimum width of 0.4 metres; and
  - (iii) A minimum vertical clearance of 1.2 metres;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 999-2022 ]

(132) Exception R 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 7 Vanauley Street, if the requirements of By-law 814-2022 are complied with, a **building or structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (P) below;
- (B) Regulation 5.10.40.70 (1) does not apply;
- (C) Regulation 10.5.30.11 (2) does not apply;
- (D) Regulations 10.5.30.40 (1) and (2) do not apply;
- (E) Despite Regulation 10.5.40.10 (1), the height of a **building or structure** is the distance between Canadian Geodetic Datum elevation of 93.07 metres and the highest point of the **building or structure**;
- (F) Regulations 10.5.40.20 (1) and (2) do not apply;
- (G) Regulation 10.5.40.60 does not apply;
- (H) Regulation 10.5.40.70 (2) does not apply;
- (I) Regulation 10.5.40.71 does not apply;
- (J) Regulation 10.5.50.10 (4) (5) does not apply;
- (K) Regulation 10.5.60.20 (1) (2) (3) (4) does not apply;
- (L) Despite Regulations 10.10.20.100 (5), Section 150.15.20.1 (1) and (2) does not apply;
- (M) Despite Regulations 10.5.40.71 (2), (6), and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 814-2022;
- (N) Regulation 10.10.40.81 (2) shall not apply;
- (O) Despite Regulation 150.15.80.1(1), 200.5.1, and Table 200.5.10.1, **vehicle parking spaces** are not required; and

(P) Despite Regulation 230.5.10.1 (1) and Table 230.5.10.1 (1), **bicycle parking spaces** must be provided as follows:

(i) A minimum of 38 total **bicycle parking spaces** for the lands.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 814-2022 ]

(137) Exception R 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 95-131 Balliol Street, if the requirements of By-law 1162-2022(OLT) are complied with, a **building or structure** may be constructed, used or enlarged in compliance with (B) to (O) below;

(B) For the purposes of this exception:

(i) "lot" is defined as the lands outlined by black lines collectively comprising "Area A", "Area B" and the lands identified as "Parkland", as shown on Diagram 1 of By-law 1162-2022(OLT);

(ii) "Area A" and "Area B" are defined as the portions of the **lot** identified on Diagram 1 of By-law 1162-2022(OLT); and

(iii) "lot line" is defined to include the boundaries of "Area A" and "Area B", identified on Diagrams 3 and 4 of By-law 1162-2022(OLT).

(C) Despite Regulations 10.5.60.50(2) and 10.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is as follows:

(i) The total **gross floor area** of the **building** on "Area A" on Diagram 3 of By-law 1162-2022(OLT) must not exceed 32,000 square metres;

(ii) The minimum non-residential **gross floor area** of the **building** on "Area A" on Diagram 3 of By-law 1162-2022(OLT) is 135 square metres; and

(iii) The total **gross floor area** of the **building** on "Area B" on Diagram 3 of By-law 1162-2022(OLT) must not exceed 21,750 square metres.

(D) Regulation 10.10.40.30(1)(B) regarding maximum permitted **building depth** does not apply;

(E) Despite Clause 10.10.40.70, the required minimum **building setbacks** for **buildings** and **structures** within "Area A" and "Area B" are as shown in metres on Diagram 3 of By-law 1162-2022(OLT);

(F) Despite (E) above, the following elements may encroach into the required minimum **building setbacks** for **buildings** within "Area A" and "Area B":

(i) eaves, cornices, columns, landscape and wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards, awnings, arcades, canopies, raised planters, patios, retaining walls, fences, vents, screens, wind mitigation screens and features, underground parking ramp and associated **structures**, damper equipment, window washing equipment to a maximum of 2.5 metres;

(ii) balconies and bay windows to a maximum of 2.0 metres;

(iii) **structures** used for outside or open air recreation, safety or wind protection, to a maximum of 1.6 metres; and

(iv) ornamental, decorative or architectural elements and public art to a maximum of 3.1 metres.

(G) Despite Regulation 10.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 154.90 metres and elevation of the highest point of the **building or structure**;

(H) Despite Clause 10.5.60.40 and Regulation 10.10.40.10(1)(A), the permitted maximum height of a **building or structure** in "Area A" and in "Area B" is the number following the HT symbol in metres as shown on Diagram 4 of By-law 1162-2022(OLT), provided that the required **building setbacks** and setbacks are complied with in accordance with Diagram 3 of By-law 1162-2022(OLT);

(I) Despite (H) above, Regulations 10.5.40.10(3) and (4), and 10.10.40.10(8) and (9), equipment and **structures** may project beyond the permitted maximum height of a **building** for "Area A" and "Area B" as follows:

(i) elevator overruns, mechanical equipment, mechanical penthouse enclosures, and stair enclosures may project to a maximum of 6.0 metres;

(ii) window washing equipment may project to a maximum of 8.0 metres;

(iii) a ladder for maintenance purposes, terraces and balcony guards, elements of a **green roof** and insulation and roof surface materials, planters, railings, and parapets may project to a maximum of 1.2 metres;

- (iv) wind mitigation measures to a maximum of 2.1 metres; and
- (v) ornamental architectural features and public art to a maximum of 4.5 metres.
- (J) Despite Regulation 10.10.40.50(1), a minimum of 1,050 square metres of indoor residential **amenity space** and 710 square metres of outdoor residential **amenity space** must be provided and maintained within "Area A" for the residents of the new building;
- (K) Despite Regulations 220.5.10.1(1) and (2), a minimum of one (1) Type "C" and one (1) Type "G" **loading spaces** must be provided and maintained on the **lot** for the shared use of buildings within "Area A" and "Area B", as shown on Diagram 1 of By-law 1162-2022(OLT);
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** as follows:
  - (i) A minimum of 0.46 **parking spaces** per **dwelling unit** must be provided and maintained for use by residential occupants;
  - (ii) A minimum of 0.04 **parking spaces** per **dwelling unit** must be provided and maintained for use by residential visitors;
  - (iii) A minimum of 2 **parking spaces** must be provided and maintained for a **day nursery**;
  - (iv) A minimum of 2 "car-share parking spaces" must be provided and maintained;
  - (v) For the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (vi) For the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (M) The provision of **dwelling units** for "Area A" is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must contain two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) An additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
  - (iv) **Dwelling units**, as described in (M)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
  - (v) if the calculation of the number of required **dwelling units** in (M)(i) to (iii) above results in a number with a fraction, the number may be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1162-2022(OLT) ]

(138) Exception R 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands shown as Parcel B on Diagram 3 of By-law 167-2023(OLT), if the requirements of Section 9 and Schedule A of By-law 167-2023(OLT) are complied with, the lands may be used and a **building or structure** may be erected and used in compliance with (B) to (C) below;
- (B) For the purpose of this exception, the **lot** comprises Parcel A and Parcel B as shown on Diagram 3 of By-law 167-2023(OLT);
- (C) Despite any regulation to the contrary, Parcel B as shown on Diagram 3 of By-law 167-2023(OLT) may only be used for and occupied by uses, **buildings** and **structures ancillary** to uses on Parcel A as shown on Diagram 3 of By-law 167-2023(OLT), which **ancillary** uses, **buildings** and **structures** are limited to: **driveways, landscaping, walkways, garage ramps and related structures**, equipment for the functional operation of a **building**, such as electrical, utility and mechanical equipment, including screens or related enclosures.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 167-2023(OLT) ]

(139) Exception R 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) For the purpose of this exception, the **lot** comprises Parcel C as shown on Diagram 3 of By-law 167-2023(OLT);
- (B) On the lands shown as Parcel C on Diagram 3 of By-law 167-2023(OLT), the lands may be used and a **building** or **structure** may be erected and used in compliance with (C) below; and
- (C) Despite any Regulation to the contrary, the **detached house** existing on Parcel C as shown on Diagram 3 of By-law 167-2023(OLT) as of April 1, 2022, as well as any **ancillary structures**, is permitted, provided that any future additions or alterations must comply with the requirements of By-law 569-2013, as amended, or be authorized by a Section 45 Planning Act minor variance.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 167-2023(OLT) ]

(141) Exception R 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 35, 41-63, 65 and 95 High Park Avenue, and 66 and 102-116 Pacific Avenue, if the requirements of By-law 229-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (LL) below:
- (B) Building A, Building B, Building C, and the Existing **Buildings** are the **buildings** shown on Diagram 3 of By-law 229-2023(OLT);
- (C) The lot comprises the lands outlined by heavy lines and zoned (H) R(d2.0) (x141) on Diagram 2 of By-law 229-2023(OLT);
- (D) Regulations 10.10.40.1(2) with respect to the number of **residential buildings** on the **lot** and Regulation 10.10.40.1(5) with respect to the **building** orientation to a **street**, do not apply;
- (E) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the following Canadian Geodetic Datum elevations and the elevation of the highest point of the **building** or **structure** as shown on Diagram 3 of By-law 229-2023(OLT):
  - (i) Canadian Geodetic Datum elevation of 113.5 metres for Building A;
  - (ii) Canadian Geodetic Datum elevation of 114.1 metres for Building B; and
  - (iii) Canadian Geodetic Datum elevation of 114.0 metres for Building C;
- (F) Despite Regulations 10.10.40.10(1) and 10.10.40.10(3):
  - (i) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 229-2023(OLT); and
  - (ii) the permitted maximum number of **storeys** of a **building** or **structure** is the numerical value following the letters "ST", as shown on Diagram 3 of By-law 229-2023(OLT);
    - (a) for the purpose of this exception, a mechanical penthouse and a mezzanine does not constitute a **storey**;
- (G) Despite Regulations 10.5.40.10(2), 10.5.40.10(3), 10.5.40.10(4), 10.10.40.10(8) and 10.10.40.10(9) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 229-2023(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, and elevator shafts, by a maximum of 6.5 metres;
  - (ii) structures that enclose, screen or cover the equipment, structures and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
  - (vii) terraces, which may project over the full area of the roof of the floor below; and
  - (viii) chimneys, flues, venting and ancillary mechanical or electrical elements, architectural features, parapets, elements and **structures** associated with a **green roof**, **building** maintenance units and

- window washing equipment, by a maximum of 3.0 metres above the elements listed in (G)(i) and (G)(ii) above;
- (H) Despite (F) and (G) above, no portion of Building A, Building B or Building C may penetrate a 45 degree **angular plane** projected over the **lot** measured from the lot lines identified as "Angular Plane Location" on Diagram 5 of By-law 229-2023(OLT) and:
- (i) the **angular plane** for Building A must be measured at the Canadian Geodetic Datum elevation of 113.5 metres;
  - (ii) the **angular plane** for Building B must be measured at the Canadian Geodetic Datum elevation of 114.1 metres;
  - (iii) the **angular plane** for Building C must be measured at the Canadian Geodetic Datum elevation of 114.0 metres; and
  - (iv) projections and encroachments otherwise permitted by this exception must not penetrate the 45 degree **angular plane**.
- (I) Despite Regulation 10.10.40.40(1), the combined permitted floor areas of **buildings** and **structures** on the **lot** is as follows:
- (i) the permitted combined maximum floor area for the Existing Buildings as shown on Diagrams 3 of By-law 229-2023(OLT) is 69,826 square metres; and
  - (ii) the combined maximum gross floor area of Building A, Building B and Building C is 58,261 square metres of which:
    - (a) the **gross floor area** of Building A as shown on Diagram 3 of By-law 229-2023(OLT) must not exceed 27,999 square metres, of which the combined maximum **gross floor area** for all nonresidential uses must not exceed 500 square metres;
    - (b) the **gross floor area** of Building B as shown on Diagram 3 of By-law 229-2023(OLT) must not exceed 8,524 square metres; and
    - (c) the **gross floor area** of Building C as shown on Diagram 3 of By-law 229-2023(OLT) must not exceed 21,738 square metres;
- (J) Despite Regulations 10.10.20.100(12) and 10.10.20.10(1), the following non residential uses with a combined **gross floor area** not exceeding 500 square metres are permitted within Building A:
- (i) a **retail store(s)** may be located within Building A, subject to the following:
    - (a) there may be more than one **retail store**;
    - (b) the **retail store(s)** must be located on the first **storey** of Building A; and
    - (c) access to the **retail store(s)** must be from the street;
  - (ii) **outdoor patio**;
  - (iii) **personal service shop**;
  - (iv) **retail service**;
  - (v) **take- out eating establishment**; and
  - (vi) **eating establishments**;
- (K) The permitted maximum "floor plate area" of each **storey** above the height of 19.0 metres for Building A and 12.0 metres for Building C is 750 square metres, and for the purpose of this exception:
- (i) "floor plate area" means the total built area measured from the exterior of the **main walls** on each **storey** excluding balconies;
- (L) The combined total number of **dwelling units** located within the Existing Buildings is 968;
- (M) The combined maximum number of **dwelling units** permitted in Building A, Building B and Building C is 764;
- (N) In each of Building A, Building B and Building C:
- (i) a minimum of 30 percent of the dwelling units must contain a minimum of 2 bedrooms;
  - (ii) a minimum of 10 percent of the **dwelling units** must contain a minimum of 3 bedrooms; and
  - (iii) for (N)(i) and (N)(ii) above, if the number of required **dwelling units** results in a fraction equal to or greater than 0.5, the number of required **dwelling units** must be rounded up to the nearest whole number;
- (O) Despite Regulation 10.10.40.50(1), **amenity space** must be provided in accordance with the following:

- (i) **amenity space** must be provided on the lot for the Existing **Buildings** and Building A, Building B and Building C at the following combined rate:
  - (a) At least 1.31 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (b) At least 2.55 square metres of outdoor **amenity space** for each **dwelling unit**;
- (ii) Despite (O)(i) above, **amenity space** for Building A, Building B and Building C must be provided on the **lot** at the following rate:
  - (a) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (b) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit**, of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (c) no more than 25 percent of the outdoor component may be a **green roof**.
- (iii) the **amenity space** required by this exception must be available for use by all occupants of all **dwelling units** on the **lot**, inclusive of the Existing **Buildings**;
- (P) Despite Regulations 10.5.40.70(1), 10.10.40.70(1), (2), (3), and 10.5.40.50(2), the required minimum **building setbacks** and the required separation of **main walls** above ground are as shown in metres on Diagram 3 of By-law 229-2023(OLT);
- (Q) **Building** separation distances described in (P) above are measured from the **main** wall of the Existing **Buildings** excluding balconies for Existing **Buildings**;
- (R) Despite Clause 10.5.40.60 and (P) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) architectural features, such as a pilaster, decorative column, cornice, window sill, bay windows, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, window sill, bay windows, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
  - (vi) wind mitigation elements by a maximum of 3.0 metres on the east and north side of the **main walls** of Building B below the height of 12.0 metres;
- (S) Despite (R)(i) above, balconies on the south facing **main wall** of Building C are not permitted to encroach into the 28.0 metre separation distance shown on Diagram 3 of By-law 229-2023(OLT);
- (T) Despite (R)(i) above, for Building A, Building B and Building C balconies are not permitted on a **main wall** that abuts a **street yard** below the heights of:
  - (i) 16.5 metres for Building A;
  - (ii) 9.7 metres for Building B; and
  - (iii) 9.7 metres for Building C;
- (U) Regulation 10.10.40.30(1), with respect to the maximum permitted **building depth** of an **apartment building**, does not apply;
- (V) Despite Regulation 5.10.40.70(2), within the areas identified as "Unencumbered Land Area" on Diagram 4 of By-law 229-2023(OLT), no **building** or **structure** may be located below ground, with the exception of utilities, manholes, stormwater management tanks and related elements, and shoring systems;
- (W) Regulation 10.5.50.10(5) with respect to a 1.5 metre strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category, does not apply;
- (X) Despite Regulations 10.5.50.10(1), 10.5.50.10(3), 10.5.50.10(4) and 10.5.50.10(6), **landscaping** and **soft landscaping** must be provided on the **lot** as follows:
  - (i) A minimum of 50 percent of the **area** of the **lot** must be **landscaping**; and
  - (ii) A minimum of 50 percent of the **landscaping area** required in (X)(i) above, must be **soft landscaping**;
- (Y) Despite Regulation 200.5.10.1(1) and [Table 200.5.10.1], the minimum required number of **parking spaces** must be determined based on the total number of **dwelling units** on the **lot** in accordance with the following:
  - (i) a minimum of 0.46 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.08 residential visitor **parking spaces** for each **dwelling unit**;

- (iii) for non-residential uses:
  - (a) 0 **parking spaces** are required for the first 249 square metres of non-residential **gross floor area**; and
  - (b) a minimum of 1 **parking space** for each 100 square metres of nonresidential **gross floor area** above 249 square metres;
- (Z) Despite Regulation 200.5.1.10(2):
  - (i) the minimum dimensions of a **parking space**, only apply to **parking spaces** wholly constructed on the **lot** following the passing of By-law 229-2023(OLT);
  - (ii) a maximum of 5 percent of the **parking spaces** wholly constructed on the **lot** following the passing of By-law 229-2023(OLT) may have a minimum length of 5.3 metres; and
  - (iii) a maximum of 5 percent of the **parking spaces** wholly constructed on the **lot** following the passing of By-law 229-2023(OLT) may have a minimum width of 2.6 metres if they are obstructed on one or both sides;
- (AA) Despite Regulation (Y) above, "car-share parking spaces" may replace the **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped to 4 car-share **parking spaces**;
  - (ii) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (BB) Despite Regulation (Y) above, "car-share parking spaces" may replace the **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) accessible **parking spaces** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (ii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
  - (iii) accessible **parking spaces** must be a maximum of 30.0 metres from a barrier free:
    - (a) entrance to a **building**;
    - (b) passenger elevator that provides access to the first **storey** of the **building**; and
    - (c) shortest route from the required entrances in (BB)(iii)(a) and (BB)(iii)(b);
- (CC) Section 200.15 with respect to accessible parking, does not apply to accessible **parking spaces** in the Existing Buildings;
- (DD) Regulation 10.5.100.1(4), with respect to the width of a **driveway**, must only apply to **driveways** wholly constructed on the **lot** following the passing of By-law 229-2023(OLT);
- (EE) Regulation 10.10.80.40(2), with respect to parking access to a **corner lot** does not apply;
- (FF) Regulation 200.5.1(3), with respect to minimum dimension of **drive aisle** widths, only apply to the **drive aisles** wholly constructed on the **lot** following the passing of By-law 229-2023(OLT);
- (GG) Despite Regulation 220.5.10.1(1) and (2), one Type "G" **loading space** and two Type "B" **loading spaces** must be provided and maintained on the **lot**;
- (HH) Regulation 230.5.1.10(4) and (5), with respect to the minimum dimensions of a **bicycle parking space**, must only apply to the **bicycle parking spaces** wholly constructed on the **lot** following the passing of By-law 229-2023(OLT);
  - (II) Regulation 230.5.1.10(9), with respect to the location of "long-term" **bicycle parking spaces**, must only apply to the **bicycle parking spaces** wholly constructed on the **lot** following the passing of By-law 229-2023(OLT);
- (JJ) Regulation 230.10.1.10(2), with respect to the location of "short-term" **bicycle parking spaces**, must only apply to the **bicycle parking spaces** wholly constructed on the **lot** following the passing of By-law 229-2023(OLT);
- (KK) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** must be provided at the following minimum rates:



- (i) **185 bicycle parking spaces** must be provided for residents of the Existing **Buildings**;
- (ii) **0.9 bicycle parking spaces per dwelling unit** must be provided as "longterm" **bicycle parking spaces** for residents of Building A, Building B and Building C;
- (iii) **0.1 bicycle parking spaces per dwelling unit** must be provided as "shortterm" **bicycle parking spaces** for residents of Building A, Building B and Building C;
- (LL) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 229-2023(OLT) ]

(143) Exception R 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(144) Exception R 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections;

Site Specific Provisions:

- (A) On 14-16 Elvina Gardens, 197 and 197R Erskine Avenue, an **apartment building, detached, semi-detached dwellings and townhouses** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 2,000 square metres;
- (C) In addition to the areas of a **building** identified in regulation 10.5.40.40(3)(A), any portion of a **building** below the Canadian Geodetic Datum elevation of 160.50 metres is also excluded from the calculation of **gross floor area**;
- (D) Despite regulations 10.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 160.50 metres and the highest point of the **building** or **structure**;
- (E) Despite regulations 10.10.40.10(1), the permitted maximum height of any **building** or **structure** is the numerical value, in metres, following the letters "HT" shown on Diagram 3 of By-law 388-2023(OLT);
- (F) Regulation 10.10.40.10(2) regarding the maximum permitted height of the exterior portion of **main walls** for a **residential building** does not apply;
- (G) Despite (E) above and regulations 10.5.40.10(2), (3) and (4), and 10.10.40.10(2), (4), (5), (6), (7), (8), (9) and (10), the following **building** elements and **structures** may exceed the permitted maximum **building** height:
  - (i) a parapet, roof drainage components, or thermal and waterproofing assembly located at each of the roof levels of the **building**, all of which may project up to a maximum of 1.8 metres;
  - (ii) safety railings, fences and guardrails at each of the roof levels of the **building**, all of which may project up to a maximum of 2.0 metres;
  - (iii) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, planters, wind mitigation elements, noise mitigation elements, screens, trellises, landscape features, telecommunications equipment and antennae, and partitions dividing outdoor recreation areas, all of which may project up to a maximum of 3.0 metres; and
  - (iv) mechanical penthouses, equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, stairs, stair enclosures, window washing equipment, lightning rods, exhaust flues, vents, ventilating equipment, chimney stack, and garbage chute overruns, and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in this section, all of which may project up to a maximum of 5.0 metres;
- (H) Despite regulation 10.10.40.10(3), the permitted maximum number of **storeys** is three;
- (I) Despite clause 10.50.40.70, and regulations 10.10.40.70(1), (2) and (3) and 10.10.40.80(1), the required minimum **building setbacks** for a **building** or **structure** are shown on Diagram 3 of By-law 388-2023(OLT);
- (J) Despite regulation 10.5.40.60(1), balconies and terraces located at or above the second **storey** may encroach into a required **building setback** up to a maximum of 3.0 metres;

- (K) Despite regulation 10.5.40.60(2), canopies, awnings or other weather protection elements may encroach into a required **building setback** up to a maximum of 3.0 metres;
- (L) Despite regulation 10.5.40.60(5), architectural features may encroach into a required **building setback** up to a maximum of 0.75 metres;
- (M) Despite regulation 10.5.40.60(8), equipment including vents, pipes, utility equipment, satellite dishes, antennas, or air conditioners may encroach into a required **building setback** up to a maximum of 1.0 metres;
- (N) Regulation 10.10.40.30(1) regarding maximum permitted **building depth** does not apply;
- (O) Despite regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following requirements:
  - (i) For a **detached house**, no parking spaces are required; and
  - (ii) For a **semi-detached house** or **townhouse**, a minimum of one (1) **parking space** per **dwelling unit** for residential occupants, and one (1) **parking space** for residential visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 388-2023(OLT) ]

(147) Exception R 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(148) Exception R 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) a **vehicle** entrance through the front **main wall** of a **residential building**, other than an **ancillary building**, is not permitted; and [ By-law: 1426-2017 ]
- (C) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
  - (i) the maximum area of the platform is 4.0 square metres;
  - (ii) the minimum **side yard setback** of the platform is 1.8 metres; and
  - (iii) may not encroach into the required **rear yard setback**. [ By-law: 1426-2017 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 63 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 227 of former City of Toronto By-law 438-86.

(151) Exception R 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 1356 to 1402 Davenport Rd., even addresses only, in 1994, a **building** or **structure** that existed on the **lot** on May 30, 1994 may have a height greater than 9.0 metres. This exception does not apply to any addition to such a **building** or **structure**. [TO: 438-86; 12 (1) 356]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(154) Exception R 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, parking is permitted for a **lot** located in another zone. [TO: 438-86; 12(1) 381]

Prevailing By-laws and Prevailing Sections: (None Apply)

(156) Exception R 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known in the year 2021 as 190-200 Soudan Avenue and a portion of 18 Brownlow Avenue, if the requirements of By-law 382-2023(OLT) are complied with, a **building or structure** may be constructed, erected, or used in compliance with Regulations (B) to (V) below:

- (B) For the purpose of this exception, despite Sections 800.50 (420) and (450):

- (i) "lot" is defined as the lands outlined by black lines collectively comprising "Parcel A" and "Parcel B", as shown on Diagram 2 attached to By-law 382-2023(OLT);
- (ii) "lot line" is defined to include the boundary of any of "Parcel A" and "Parcel B", as shown on Diagram 2 attached to By-law 382-2023(OLT);
- (iii) "Parcel A" means the portion of the "lot" shown as Parcel A on Diagram 2 attached to By-law 382-2023(OLT); and
- (iv) "Parcel B" means the portion of the "lot" shown as Parcel B on Diagram 2 attached to By-law 382-2023(OLT);

- (C) Despite Regulation 10.5.40.10(1) the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 161.6 metres and elevation of the highest point of the **building or structure**;

- (D) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building or structure** is the number following the HT symbol in metres as shown on Diagram 4 of By-law 382-2023(OLT);

- (E) Despite Regulation 10.10.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the letters ST as shown on Diagram 4 of By-law 382-2023(OLT);

- (i) for the purposes of this exception, a mechanical penthouse and rooftop **amenity space** within a wholly enclosed **building** envelope and located within the area denoted as HT 71.5 on Diagram 4 of By-law 382-2023(OLT) does not constitute a **storey**;

- (F) Despite Regulations 10.5.40.10(2), (3) and (4), 10.10.40.10(10) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 382-2023(OLT):

- (i) Chimneys, antennae, staircases, or roof access, to a maximum of 2.5 metres;
- (ii) elevator overruns, elevator shafts, elevator machine rooms, equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, including the mechanical penthouse, to a maximum of 3.0 metres;
- (iii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) and (ii) above, inclusive of a mechanical penthouse, to a maximum of 3.0 metres;
- (iv) architectural features, parapets, and elements and **structures** associated with a **green roof** to a maximum of 3.0 metres;
- (v) **building** maintenance units and window washing equipment to a maximum of 3.0 metres;
- (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace to a maximum of 3.0 metres; and
- (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** to a maximum of 3.0 metres;

- (G) Regulation 10.10.40.30(1) with respect to **building** depth does not apply;

- (H) Despite Regulation 10.10.40.40(1) the permitted maximum **gross floor area** is 12,600 square metres;

- (I) The provision of **dwelling units** on "Parcel B" is subject to the following:

- (i) a minimum of 15 per cent must be 2-bedroom **dwelling units**;
- (ii) a minimum of 10 per cent must be 3-bedroom **dwelling units**;

- (iii) an additional 15 percent must be a combination of 2-bedroom and 3-bedroom **dwelling units**, or **dwelling units** that can be converted to 2-bedroom and 3-bedroom **dwelling units** through the use of adaptable design measures such as knock-out panels;
- (J) Despite Regulations 10.10.40.70 (1) to (3) and 10.10.40.80(1), the required minimum **building setbacks** and required separation of **main walls** are as shown in metres on Diagram 4 of By-law 382-2023(OLT);
- (K) Despite Clause 10.5.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, to a maximum extent of 2.0 metres, provided:
    - (a) no balconies are permitted on the north **main wall** of the **building**;
  - (ii) canopies and awnings, to a maximum extent of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, to a maximum extent of 4.5 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 1.5 metres;
  - (v) window projections, including bay windows and box windows, to a maximum extent of 1.5 metres;
  - (vi) eaves, to a maximum extent of 2.3 metres; and
  - (vii) a dormer, to a maximum extent of 1.5 metres;
- (L) Regulation 10.5.50.10(4) with respect to **landscaping** does not apply to the "Parcel B";
- (M) Despite Regulation 10.10.40.50(1) **amenity space** must be provided and maintained in accordance with the following:
  - (i) On "Parcel B":
    - (a) A minimum of 2.5 square metres for each **dwelling unit** on "Parcel B" as indoor **amenity space**;
    - (b) A minimum of 320.0 square metres of outdoor **amenity space**;
    - (c) no more than 25 percent of the outdoor component may be a **green roof**; and
  - (ii) On "Parcel A":
    - (a) A minimum of 75 square metres of indoor **amenity space** must be provided on "Parcel A" in addition to the indoor **amenity space** on "Parcel A" existing as of January 1, 2022;
- (N) Despite Regulations 10.5.80.40(3) and 10.10.80.40(2), **vehicle** access to **parking spaces** on "Parcel B" must be provided from Redpath Avenue via shared **driveways** located on the adjacent property known municipally in the year 2021 as 71 Redpath Avenue;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on "Parcel B" in accordance with the following:
  - (i) a minimum of 0.22 residential occupant **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.51 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.73 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 0.86 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**; and
  - (v) a minimum of 0.03 residential visitor **parking spaces** for each **dwelling unit**;
- (P) Despite Regulation 200.15.10(1), a minimum of 5 of the required **parking spaces** on "Parcel B" must be accessible **parking spaces**;
- (Q) Despite Regulations 200.15.1(1), (3) and (4), accessible **parking spaces** must be provided on "Parcel B" as follows:
  - (i) An accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
  - (iii) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
    - (a) entrance to a **building**;

- (b) passenger elevator that provides access to the first **storey** of the **building**; and
  - (c) and shortest route from the required entrances in (Q)(iii)(a) and (b);
- (R) Despite Regulation 230.5.1.10(4), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) length of 1.8 metres;
  - (ii) width of 0.6 metres; and
  - (iii) vertical clearance of 1.2 metres;
- (S) Despite Regulation 220.5.10.20(2), no **loading spaces** are required to be provided and maintained on "Parcel B";
- (T) A "Publicly Owned Privately Accessible Open Space" or "POPS" with a minimum size of 214 square metres must be provided within the shaded area as shown on Diagram 4 of By-law 382-2023(OLT); and
- (i) For the purpose of this exception, "Publicly Owned Privately Accessible Open Space" or "POPS" means a space on the "lot" situated at ground level within the hatched area shown on Diagram 4 of By-law 382-2023(OLT) that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;
- (U) On "Parcel B", as shown on Diagram 2 of By-law 382-2023(OLT), none of the provisions of City of Toronto By-laws 1280-2007, 267-2008 and 22036 apply to prevent the construction, erection of and use of **buildings** or **structures** in compliance with Regulations (B) to (T) above; and
- (V) On "Parcel A" as shown on Diagram 2 of this By-law 382-2023(OLT), none of Regulations (B) to (T) above will prohibit the **buildings, structures** and uses existing as of January 1, 2022.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto By-laws 22036, 1280-2007, and 267-2008. [ By-law: 382-2023(OLT) ]

(158) Exception R 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7);
- (B) Regulation 10.10.40.40(1) regarding the permitted maximum **floor space index** does not apply;
- (C) The required minimum number of **storeys** for a **building** is 3 **storeys**;
- (D) Despite regulation 10.10.20.40(1), only an **apartment building** or an **apartment building** containing **ancillary** non-residential uses, is permitted;
- (E) Despite regulations 10.10.20.100(12), a **retail store** is permitted in an **apartment building** subject to the following:
  - (i) it may not be above the first **storey** of the **apartment building**; and
  - (ii) the **interior floor area** of a **retail store** may not exceed 150 square metres;
- (F) The required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;
- (G) A floor level of the first **storey** in a **building** must:
  - (i) be within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance; and
  - (ii) have a pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (H) Despite regulation 10.10.40.30(1)(B), the maximum permitted **building depth** is 17.0 metres for an **apartment building**;
- (I) Despite regulations 10.5.40.70(1) and 10.10.40.70(3), the minimum **street yard** setback for the portion of a **lot** abutting Eglinton Avenue West is the greater of:
  - (i) the requirements in Regulation 10.5.40.70(1); or
  - (ii) 4.5 metres for any portion of a **building** that contains ground floor **dwelling units**; and
  - (iii) 3.0 metres for any portion of a **building** that does not contain ground floor **dwelling units**;

- (J) Despite regulation 10.10.40.70(2), a **building** or **structure** must be set back:
- (i) at least 7.5 metres from the **rear lot line**; or
  - (ii) where the **rear lot line** abuts a **lane**, at least 7.5 metres from the **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**;
- (K) Despite regulation 5.10.40.70(2), **building setback** requirements in By-law 552-2023 apply to all portions of a **building** or **structure** above ground and below ground; except,
- (i) a below-ground **parking garage** may encroach within a required **building setback**, provided it is located a minimum depth of 1.5 metres;
- (L) A minimum of 25 percent of the total number of **dwelling units** in a **building** containing between 5 and 79 **dwelling units** must contain a minimum of two or more bedrooms with a minimum **interior floor area** of 90 square metres for each **dwelling unit**; and
- (i) where the calculation above results in a fraction, the number of required **dwelling units** may be rounded down to the next whole number;
- (M) A **building** containing 80 **dwelling units** or greater must comply with the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain 2 bedrooms
  - (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain 3 bedrooms; and
  - (iii) in addition to the requirements of (i) and (ii) above, an additional 15 percent of the total number of **dwelling units** must include a minimum **interior floor area** of 90 square metres;
- (N) Despite regulation 10.5.100.1(6), a **lot** in the Residential Zone category may have a **driveway** with a maximum of one **vehicle** access to a **street**;
- (O) Despite regulations 10.5.80.40(1) and 10.10.80.40(1), a **vehicle** entrance through the front **main wall** of a **residential building** is not permitted;
- (P) Despite regulation 10.5.80.40(3), **vehicle** access to a **parking space** on a **lot** must:
- (i) be from the **lane**, if the **lot** abuts a **lane**; and
  - (ii) in all other cases, may only be from a **driveway** that provides access to a **building** containing two or more **dwelling units**;
- (Q) Regulation 10.5.100.1(5) regarding **driveway** access to **apartment buildings** does not apply;
- (R) If two or more **residential buildings** are located on the same **lot**, the required minimum above-ground separation distance between the **main walls** of the respective **buildings** is:
- (i) 5.5 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
  - (ii) 11.0 metres if each **main wall** has an opening to a **dwelling unit**;
- (S) The minimum required floor space index of all uses permitted in regulations 10.10.20.10(1) and 10.10.20.20(1) on a **lot** is 2.0;
- (T) If the lawful **gross floor area** of **lawfully existing buildings** on a **lot** results in a floor space index less than the minimum floor space index required in Regulation 900.2.10(158)(S), the lawful floor space index resulting from those **lawfully existing buildings** on that **lot** is the minimum floor space index for those **lawfully existing buildings** on that **lot**;
- (U) A **lawfully existing** office is permitted at 151 Eglinton Avenue West;
- (V) A **lawfully existing** funeral home is permitted at 159, 170 Eglinton Avenue West;
- (W) If the lawful number of **storeys** and **building** height of a **lawfully existing building** does not satisfy the requirements of Regulations 900.2.10(158)(C), that lawful number of **storeys** and **lawful building height** are the required minimum number of **storeys** and **building** height for that **lawfully existing building** or **structure**; and
- (X) Regulations 900.2.10(158)(N), (O), (P) and (Q) above do not apply to a **lawfully existing residential building** containing a **lawfully existing vehicle** entrance or **vehicle** access.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 552-2023 ]

(159) Exception R 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulation 10.10.40.40(1) regarding the permitted maximum floor space index does not apply;
- (B) Despite regulation 10.10.40.30(1)(B), the maximum permitted **building depth** is 17.0 metres for a **duplex, triplex, fourplex, townhouse or apartment building**;
- (C) The required minimum number of **storeys** for a **building** is 2 **storeys**;
- (D) Despite regulations 10.5.40.70(1) and 10.10.40.70(3), the minimum **street yard setback** for the portion of a **lot** abutting Roselawn Avenue is the greater of:
  - (i) the requirements in regulation 10.5.40.70(1) or 5.0 metres, for a required minimum **front yard setback**; and
  - (ii) the requirements in regulation 10.10.40.70(3) or 5.0 metres, for a required minimum **side yard setback**;
- (E) Despite regulations 10.5.40.70(1) and 10.10.40.70(3), the minimum **street yard setback** for the portion of a **lot** abutting Montgomery Avenue is the greater of:
  - (i) the requirements in regulation 10.5.40.70(1) or 5.0 metres, for a required minimum **front yard setback**; and
  - (ii) the requirements in regulation 10.10.40.70(3) or 5.0 metres, for a required minimum **side yard setback**;
- (F) Despite regulation 10.5.40.70(1), the minimum **street yard setback** for **lots** abutting Davisville Avenue is 4.5 metres;
- (G) Despite regulation 10.10.30.20(1)(B), the required minimum **lot frontage** is 5.0 metres;
- (H) Despite regulation 10.10.40.70(2), a **building** or **structure** must be set back:
  - (i) at least 7.5 metres from the **rear lot line**; or
  - (ii) where the **rear lot line** abuts a **lane**, at least 7.5 metres from the **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**;
- (I) Despite regulation 5.10.40.70(2), **building setback** requirements in By-law 553-2023 apply to all portions of a **building** or **structure** above ground and below ground; except,
  - (i) a below-ground **parking garage** may encroach within a required **building setback**, provided it is located a minimum depth of 1.5 metres;
- (J) Regulation 10.10.40.1(4) with respect to required minimum width of a **dwelling unit** in a **townhouse** does not apply;
- (K) A minimum of 25 percent of the total number of **dwelling units** in an **apartment building** must contain a minimum of two or more bedrooms with a minimum **interior floor area** of 90 square metres for each **dwelling unit**; and
  - (i) where the calculation above results in a fraction, the number of required **dwelling units** may be rounded down to the next whole number;
- (L) Despite regulation 10.5.80.40(3), if a **lot** abutting Davisville Avenue and Millwood Road contains a **detached house, semi-detached house, duplex triplex, or fourplex, vehicle** access from a **street** to a **parking space** may only be provided from a **lawfully existing vehicle access**;
- (M) Despite regulations 10.5.80.40(1) and 10.10.80.40(1), a **vehicle** entrance through the front **main wall** of a **residential building** is not permitted;
- (N) Despite regulation 10.5.100.1(6), a **lot** in the Residential Zone category may have one **driveway** with only one point of **vehicle** access to a **street**;
- (O) Despite regulation 10.5.80.40(3), **vehicle** access to a **parking space** on a **lot** must:
  - (i) be from the **lane**, if the **lot** abuts a **lane**; and
  - (ii) in all other cases, may only be from a **driveway** that provides access to a **building** containing two or more **dwelling units**.
- (P) The minimum required floor space index of all uses permitted in regulations 10.10.20.10(1) and 10.10.20.20(1) on a **lot** is 1.0 for the following:
  - (i) **lots** abutting the south side of Roselawn Avenue
  - (ii) **lots** abutting Duplex Avenue south of Roselawn Avenue; and
  - (iii) **lots** abutting Montgomery Avenue;
- (Q) If two or more **residential buildings** are located on the same **lot**, the required minimum above-ground separation distance between the **main walls** of the respective **buildings** is:

- (i) 5.5 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**;  
and
  - (ii) 11.0 metres if each **main wall** has an opening to a **dwelling unit**;
- (R) On lands municipally known as 84 Davisville Avenue, a **lawfully existing retirement home** is permitted, subject to the following:
- (i) no **driveway** to the **lot** is permitted with access on Millwood Road; and
  - (ii) the minimum required **building setback** from a **lot line** that abuts Millwood Road is 30.0 metres;
- (S) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
- (i) the minimum **side yard setback** of the platform is 1.8 metres; and
  - (ii) may not encroach into the required **rear yard setback**;
- (T) If the **lawful gross floor area** of **lawfully existing buildings** on a **lot** results in a floor space index less than the minimum floor space index required in Regulation 900.2.10(159)(P), the **lawful** floor space index resulting from those **lawfully existing buildings** on that **lot** is the minimum floor space index for those **lawfully existing buildings** on that **lot**;
- (U) If the **lawful** number of **storeys** and **building** height of a **lawfully existing building** are less than the requirements of Regulation 900.2.10(159)(C), that **lawful** number of **storeys** and **lawful** building height are the required minimum number of **storeys** and **building** height for that **lawfully existing building** or **structure**; and
- (V) Regulations 900.2.10(159)(M), (N) and (O) above do not apply to a **lawfully existing residential building** containing a **lawfully existing vehicle** entrance or **vehicle** access.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 553-2023 ]

(160) Exception R 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections: (None Apply)

(161) Exception R 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(162) Exception R 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 405 Sherbourne St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 525-82, and 740-04.

(164) Exception R 164



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 124 Bedford Road, if the requirements of By-law 589-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (G) below.
- (B) Despite Regulation 10.5.50.10(3), the lot must have a minimum of 23 percent of the **rear yard** for **soft landscaping**.
- (C) Despite Regulations 10.10.20.10 (1) and (2), an office is a permitted use and may be located in a **building** that is or was originally constructed as a **detached house** if:
  - (i) the office occupies the entire **building**; or
  - (ii) the office is in combination with a **dwelling unit**.
- (D) Despite Regulation 10.10.40.40 (1)(A), the permitted maximum floor space index is 0.88 times the area of the **lot**.
- (E) Despite Regulation 10.10.40.30.(1), the permitted maximum **building depth** for a **detached house** is 25.23 metres.
- (F) Despite Regulation 10.10.40.70(C)(iii), the required minimum **building setbacks** shall be:
  - (i) 0.82 metres to the north **lot line**; and
  - (ii) 3.19 metres to the south **lot line**.
- (G) Despite Regulation 220.5.10.1(5), no Type "B" **loading space** is required on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 589-2023 ]

(166) Exception R 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 170 Roehampton Avenue, as shown on Diagram 1 of By-law 1133-2023, if the requirements of By-law 1133-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 161.7 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1133-2023;
- (D) Despite Regulations 10.5.40.10(2), (3) and (4) and 10.10.40.10(8), (9) and (10) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1133-2023:
  - (i) mechanical penthouse and equipment used for the functional operation of the **building** including air intake and air handling units, communication equipment, elevator shafts, electrical, utility, mechanical and ventilation equipment may project above the height limits, to a maximum of 6.0 metres;
  - (ii) enclosed stairwells, roof access ladders, maintenance equipment storage, elevator overrun, elevator machine room, chimneys, flues, pipes, and vents may project above the heights shown on Diagram 3, by a maximum of 10.0 metres;
  - (iii) architectural features, parapets, chimneys may project above the heights shown on Diagram 3, by a maximum of 10.0 metres;
  - (iv) **building** maintenance units and window washing equipment may project above the heights shown on Diagram 3, by a maximum of 12.0 metres; and
  - (v) planters, **landscaping** features, lighting fixtures, fences, landscape and public art features, noise attenuation walls, ornamental elements, cornices, platforms, divider screens on a balcony and/or terrace, bollards, guardrails, railings, balustrades, trellises, pergolas, and elements and **structures** associated with a **green roof**, elements or **structures** on any portion of roof used for outside or open air recreation, including required residential **amenity space**, and unenclosed **structures** providing safety or wind protection may project above the heights shown on Diagram 3, by a maximum of 9.0 metres;
- (E) Regulation 10.10.40.30(1)(B) regarding the permitted maximum **building depth** of an **apartment building** does not apply;

- (F) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 39,000 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 39,000 square metres; and
  - (ii) The permitted maximum **gross floor area** for non-residential uses is 130 square metres;
- (G) Despite Regulation 10.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) At least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) At least 500 square metres as outdoor **amenity space**; and
  - (iii) No more than 25 percent of the outdoor component may be a **green roof**;
- (H) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1133-2023;
- (I) Despite Regulation 10.10.40.80(1), the required minimum separation distance of **main walls** are as shown in metres on Diagram 3 of By-law 1133-2023;
- (J) Despite Clause 10.5.40.60 and (H) and (I) above, the following elements of a **building** may encroach into the required minimum **building setbacks** and **main wall** separation distances shown on Diagram 3 of By-law 1133-2023:
- (i) balconies and related **structures** and elements such as balcony dividers, guardrails, railings and soffit cladding are permitted within the balcony zones identified on Diagram 4 of By-law 1133-2023 and the provision of balconies within each Zone is subject to the following:
    - (a) balconies may encroach up to a maximum of 1.5 metres at or above the 2nd **storey** in Balcony Zone 1;
    - (b) balconies may encroach up to a maximum of 1.5 metres at or above the 7th **storey** in Balcony Zone 2; and
    - (c) balconies may encroach up to a maximum of 1.5 metres at or above the 10th **storey** in Balcony Zone 3;
  - (ii) architectural features, such as eaves, pilaster, decorative column, cornice, sill, belt course, lighting fixtures and chimney breast, window projections, including bay windows and box windows, by a maximum of 2.0 metres;
  - (iii) canopies and awnings, by a maximum of 3.0 metres;
  - (iv) decks, porches, terraces, exterior stairs, access ramps and elevating devices, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated **structures**, by a maximum of 2.0 metres;
  - (v) decks, porches and patios located at-grade, by a maximum of 6.0 metres;
  - (vi) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres; and
  - (vii) air conditioners, air intake and air handling units, window washing equipment, satellite dishes, screens, cornices, antennae, vents, hose bibs, gas connections, pipes, and valves, by a maximum of 1.0 metres;
- (K) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) A minimum of an additional 15 percent of the total number of **dwelling units** must have two or three bedrooms (or convertible to two or three bedrooms);
  - (iv) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (v) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (L) Despite Regulation 10.5.50.10(4), a minimum of 35 percent of the area of the **lot** must be **landscaping**, of which a minimum of 40 percent must be **soft landscaping**;
- (M) Regulation 10.5.50.10(5) requiring a 1.5 metres wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category does not apply
- (N) Despite Regulation 10.5.100.1(4), a **driveway** for an **apartment building** may have a maximum total width of 7.5 metres;

- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** are required for non-residential uses;
- (P) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 5 **parking spaces** may be obstructed on one or both sides without the requirement to increase the minimum width;
- (Q) Despite Regulations 200.15.1(1) to (4), accessible **parking spaces** must be provided and maintained in accordance with the following:
- (i) An accessible **parking space** must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.4 metres; and
    - (c) Vertical clearance of 2.1 metres;
  - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path; and
  - (iii) Accessible **parking spaces** must be located within 16.0 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (R) Despite Regulation 230.5.10.1(5)(A) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.9 "long-term" **bicycle parking spaces** must be provided for each **dwelling unit**; and
  - (ii) A minimum of 0.1 "short-term" **bicycle parking spaces** must be provided for each **dwelling unit**;
- (S) Despite Regulations 230.5.1.10(9) and (10), a "long-term" **bicycle parking space** may be provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal, or stacked positions, may be located in a secured room or enclosure or area on any floor of a **building** and may be located below, at or above grade;
- (T) Despite Regulation 230.10.1.20(2), a "short-term" **bicycle parking space** may be provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal, or stacked positions, may be located outdoors or indoors, including with a secured room or enclosure, or combination thereof and may be provided on any level above or below grade, and may be located more than 30.0 metres from a pedestrian entrance to the **apartment building** on the **lot**;
- (U) Despite Regulation 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** may be provided with the following minimum dimensions:
- (i) A minimum length of 1.8 metres;
  - (ii) A minimum width of 0.6 metres; and
  - (iii) A minimum vertical clearance for each **bicycle parking space** of 1.0 metres;
- (V) Despite (U) above, **stacked bicycle parking spaces** that include a movable lower tier of **stacked bicycle parking spaces** must be in accordance with the following
- (i) a **stacked bicycle parking space** may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.14 metres per side;
  - (ii) despite (i) above, if the lower tier of **stacked bicycle parking spaces** are movable, they may overlap an adjacent **stacked bicycle parking space** on the lower tier on one or both sides to a maximum of 0.326 metres per side;
  - (iii) the required minimum length of a **stacked bicycle parking space** is 1.2 metres; and
  - (iv) A **stacked bicycle parking space** must be accessible from an aisle with a minimum width of 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1133-2023 ]

**(167) Exception R 167**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7);
- (B) Despite (A) above, on 569, 571 and 573 Christie Street, if the requirements of By-law 1104-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (M) below;

- (C) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 150.52 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulations 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** and the permitted maximum height of the exterior portion of the side **main walls** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1104-2023;
- (E) Despite Regulations 10.5.40.10(2), (3) and (4), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1104-2023:
  - (i) railings, screens and fences, parapets, roof drainage, and **green roof** and roof construction assembly elements by a maximum of 1.8 metres;
- (F) Clause 10.10.40.30 regarding **building depth** does not apply;
- (G) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1104-2023;
- (H) Despite Regulation 10.10.40.80(1), the required separation distance of **main walls** are as shown in metres on Diagram 3 of By-law 1104-2023;
- (I) Despite Clause 10.5.40.60, and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) cornices, lighting fixtures, window washing equipment, awnings, canopies, parapets, ornamental or architectural elements, trellises, eaves, windowsills, guardrails, decorative features, supportive columns, vents, and stacks, by a maximum of 0.6 metres; and
  - (ii) exterior stairs and planters, by a maximum of 1.3 metres;
- (J) Despite Regulation 10.10.30.20(1)(D), if a **lot** that has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**, the required minimum **lot frontage** is 29.2 metres;
- (K) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 2,461.4 square metres;
- (L) In addition to the elements which reduce **gross floor area** listed in Regulation 10.5.40.40(3), the **gross floor area** is also reduced by the parking level;
  - (i) For the purpose of this exception, "parking level" means the level on which vehicular **parking spaces** are located;
- (M) Each **dwelling unit** must contain three or more bedrooms.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1104-2023 Enacted ]

(168) Exception R 168

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 57-93 Balliol Street, if the requirements of By-law 983-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (Q) below;
- (B) For the purposes of this exception:
  - (i) **lot** means the lands outlined by black lines outlining the boundaries of "Area A" and "Area B" and the lands identified as "Parkland", as shown on Diagram 1 of By-law 983-2023;
  - (ii) each of "Area A" and "Area B" identified on Diagram 1 of By-law 983-2023 are a **lot**; and
  - (iii) "lot line" is defined to include the boundaries of "Area A" and "Area B", identified on Diagram 1 of By-law 983-2023;
- (C) Despite regulation 10.10.40.40(1)(A), the permitted maximum **gross floor area** is 34,000 square metres on "Area B" on Diagram 1 of By-law 983-2023;
- (D) Regulation 10.10.40.30(1)(B) regarding maximum permitted **building depth** does not apply to "Area B" as shown on Diagram 1 of By-law 983-2023;
- (E) Regulation 10.10.40.1(2) regarding the maximum number of residential **buildings** on a **lot** does not apply;
- (F) Despite Clause 10.10.40.70, the required minimum **building setbacks** for **buildings** and **structures** for "Area B" are as shown in metres on Diagram 3 of By-law 983-2023;
- (G) Despite (F) above and Clause 10.5.40.60, the following elements may encroach into the required **building setbacks**:

- (i) parapets, antennae, gas meters, fire department connections, flagpoles, satellite dishes, weather vanes, eaves, cornices, columns, landscape and wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards, awnings, arcades, canopies, raised planters, patios, retaining walls, fences, vents, screens, wind mitigation screens and features, underground parking ramp and associated **structures**, damper equipment, window washing equipment to a maximum of 2.0 metres;
  - (ii) balconies and bay windows to a maximum of 2.0 metres;
  - (iii) **structures** used for outside or open air recreation, safety or wind protection, to a maximum of 1.6 metres; and
  - (iv) ornamental, decorative or architectural elements to a maximum of 2.0 metres;
- (H) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 154.94 metres and elevation of the highest point of the **building** or **structure**;
- (I) Despite regulation 10.10.40.10(1)(A), the permitted maximum height of a **building** or **structure** in "Area B" is the number following the HT symbol in metres as shown on Diagram 4 of By-law 983-2023;
- (J) Despite (I) above, Regulations 10.5.40.10(2), (3) and (4), and 10.10.40.10(8) and (9), equipment and **structures** may project beyond the permitted maximum height of a **building** for "Area B" as follows:
  - (i) parapets, roof access, chimneys, vents, ducts, pipes, roof drainage, antennae, terraces and terrace platforms, telecommunication equipment, satellite dishes, guard rails, railings, dividers, screens, balustrades, unenclosed **structures** providing safety or wind protection, privacy and wind screens, elements of a **green roof**, pergolas, trellises, light fixtures, landscape elements and landscape planters, architectural features, retaining walls, thermal and waterproofing assembly located at each of the roof levels of the **building**, **structures** on the roof of any part of the **building** used for outside or open air recreation, noise mitigation elements and partitions dividing outdoor recreational areas, all of which may project up to a maximum of 3.5 metres;
  - (ii) structural/non-structural architectural columns/piers/bands, mechanical penthouses, equipment used for the functional operation of the **building**, such as cooling tower, electrical, utility, mechanical and ventilation equipment, stair and elevator enclosures and overruns, stair access, window washing equipment, lightning rods, exhaust flues, vents, ventilating equipment, chimney stack, air shafts, gas metres, garbage chute overruns and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in this section, all of which may project up to a maximum of 6.0 metres; and
  - (iii) wind mitigation measures to a maximum of 2.5 metres;
- (K) Despite regulation 10.10.40.50(1)(A) & (B), **amenity space** must be provided and maintained within "Area B" as follows:
  - (i) Indoor **amenity space** for use by the residents of the **dwelling units** must be provided at a minimum of 1.95 square metres per **dwelling unit**;
  - (ii) Outdoor **amenity space** for use by the residents of the **dwelling units** must be provided at a minimum of 2.0 square metres per **dwelling unit**; and
  - (iii) At least 40.0 square metres of outdoor **amenity space** must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (L) Despite Clause 220.5.10.1, A minimum of one (1) Type "C" and one (1) Type "G" **loading space** must be provided and maintained within "Area B" as shown on Diagram 1 of By-law 983-2023;
- (M) Despite Regulation 10.5.100.1(4)(B), the maximum width of a **driveway** is 7.0 metres;
- (N) Regulations 10.5.50.10(4) and (5) regarding **landscaping** and **soft landscaping** do not apply;
- (O) Despite Regulation 200.5.10.1(1) and Tables 200.5.10.1, and 970.10.15.5, **parking spaces** must be provided and maintained within "Area B" as follows:
  - (i) No minimum for residential occupant **parking spaces** applies;
  - (ii) A minimum of 0.04 residential visitor **parking spaces** per **dwelling unit**;
  - (iii) A minimum of 3 "car-share parking spaces" must be provided and maintained;
  - (iv) For the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (v) For the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (P) Despite Clause 200.15.10.10, a minimum of 4 of the **parking spaces** required in (O) above must be accessible **parking spaces**;

(Q) The provision of **dwelling units** for "Area B" is subject to the following:

- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two or more bedrooms;
- (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
- (iii) an additional 10 percent of the total number of dwelling units will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
- (iv) **Dwelling units**, as described in (Q)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
- (v) if the calculation of the number of required **dwelling units** in (Q)(i) to (iii) above results in a number with a fraction, the number may be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections:

(A) On "Area A" as shown on Diagram 1 of By-law 983-2023, former City of Toronto By-law 22120. [ By-law: 983-2023 ]

(169) Exception R 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)

(170) Exception R 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 2-24 Temple Avenue, if the requirements of By-law 303-2024(OLT) are complied with, a **building** or **structure** permitted in compliance with (B) to (P) below;

(B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 97.1 metres and elevation of the highest point of the **building** or **structure**;

(C) Despite Regulation 10.5.50.10(4) and (5):

- (i) A minimum of 20 percent of the **lot area** must be for **landscaping**;
- (ii) A minimum of 15 percent of the **landscaping** required in (C)(i), above, must be comprised of **soft landscaping**;
- (iii) Regulation 10.5.50.10(5) does not apply;

(D) Despite Regulations 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 19,600 square metres;

(E) Despite Regulation 10.5.100.1(4)(B), the permitted maximum width of a **driveway** for an **apartment building** is 7.5 metres;

(F) Regulation 10.5.100.1(5), regarding **driveway** access to **apartment buildings** does not apply;

(G) Regulation 10.10.40.30(1)(B) regarding maximum permitted **building depth** does not apply;

(H) Despite Clause 10.10.40.70, the required minimum **building setbacks** for **buildings** and **structures** are as shown in metres on Diagram 3 of By-law 303-2024(OLT);

(I) Despite (H) above and Clause 10.5.40.60, the following elements may encroach into the required minimum **building setbacks**:

- (i) eaves, cornices, columns, landscape and wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards, awnings, arcades, canopies, raised planters, patios, retaining walls, fences, vents, screens, scuppers, wind mitigation screens and features, underground parking ramp and associated **structures**, damper equipment, window washing equipment to a maximum of 2.5 metres;
- (ii) balconies and bay windows to a maximum of 5.5 metres;
- (iii) **structures** used for outside or open air recreation, safety or wind protection, to a maximum of 1.6 metres; and
- (iv) ornamental, decorative or architectural elements and public art to a maximum of 3.1 metres;

- (J) Despite Regulations 10.10.40.10(1)(A) and (3)(B), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 303-2024(OLT) and the permitted maximum **storeys** of a **building** is the number following the letters "ST" as shown on Diagram 4 of By-law 303-2024(OLT);
- (K) Despite (J) above and Regulations 10.5.40.10.(3) and (4), and 10.10.40.10(8) and (9), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 303-2024(OLT):
- (i) elevator overruns, mechanical equipment, and stair enclosures may project by a maximum of 6.0 metres;
  - (ii) window washing equipment may project by a maximum of 8.0 metres;
  - (iii) a ladder for maintenance purposes, terraces and balcony guards, elements of a **green roof** and insulation and roof surface materials, planters, railings, and parapets may project by a maximum of 1.2 metres;
  - (iv) wind mitigation measures by a maximum of 2.1 metres; and
  - (v) ornamental architectural features and public art by a maximum of 4.5 metres;
- (L) Despite Regulation 10.10.40.50(1)(A) and (B), a minimum of 520 square metres of indoor **amenity space** and 775 square metres of outdoor **amenity space** must be provided and can be stand-alone or a combination of spaces that are not required to be connected;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained as follows:
- (i) A minimum of 0.28 residential **parking spaces** per **dwelling unit** for occupants;
  - (ii) A minimum of 0.04 **parking spaces** per **dwelling unit** for visitors to the **building**;
- (N) Regulation 200.15.1(4), regarding location of accessible **parking spaces** does not apply;
- (O) Despite Regulation 200.15.10.5(1) and Table 200.15.10.5, a minimum of 5 of the required **parking spaces** in (M) above must be accessible **parking spaces**;
- (P) Despite Regulation 230.5.1.10(4) the required minimum width of a **bicycle parking space** is 0.45 metres;

Prevailing By-laws and Prevailing Sections:

- (A) On 8 Temple Avenue, City of Toronto By-law 518-2006. [ By-law: 303-2024(OLT) ]

**(171) Exception R 171**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 467 and 469 Spadina Road, if the requirements of By-law 60-2024 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) below;
- (B) Regulation 10.10.40.1(3) regarding the permitted maximum number of **dwelling units** on a **lot** does not apply;
- (C) Despite Regulation 10.10.40.10(1)(A) the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 60-2024;
- (D) Despite Regulation 10.10.40.40(1), regarding **Floor Space Index** does not apply;
- (E) Regulation 10.10.40.30(1)(B) regarding **building depth** does not apply;
- (F) Despite Regulations 10.5.40.70(1) and 10.10.40.80(1) and Clause 10.10.40.70, the required minimum **building setbacks** and separation distance between **main walls** are as shown in metres on Diagram 3 of By-law 60-2024;
- (G) Despite Regulation 10.5.40.60(1)(A)(i) and (E) above, a platform without **main walls**, with a floor no higher than the first **storey** may encroach into the required minimum **front yard setback** by a maximum of 8.9 metres, if it is no closer to the north **side lot line** than 6.0 metres and if it is no closer to the south **side lot line** than 7.0 metres;
- (H) Despite Regulation 10.5.40.60(1)(B), and (E) above, a platform without **main walls**, with a floor higher than the first **storey** may encroach into the required minimum **front yard setback** by a maximum of 8.9 metres, if it is no closer to the north **side lot line** than 6.0 metres and if it is no closer to the south **side lot line** than 7.0 metres;
- (I) Despite Regulation 10.5.40.60(1)(D), and (E) above, a platform without **main walls**, with a floor higher than the first **storey** may encroach into the required minimum **rear yard setback** by a maximum of 6.7 metres;
- (J) Regulation 200.5.10.1(1) and Table 200.5.10.1, and Regulation 200.15.10.10(1), regarding **parking space** rates and accessible **parking spaces** requirements do not apply;

(K) Regulation 230.5.10.1(5), regarding **bicycle parking space** rates do not apply;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 60-2024 ]

(172) Exception R 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the permitted uses with conditions listed in regulation 10.10.20.20(1), an **outdoor patio** is also permitted, provided it complies with the following:

- (i) the **outdoor patio** must be combined with a **place of assembly**, or **recreation use**;
- (ii) the **outdoor patio** must be located in the **rear yard**;
- (iii) a maximum of two **outdoor patios** are permitted on the **lot**;
- (iv) an **outdoor patio** located in the **rear yard** may project a maximum of 3.0 metres from the **rear main wall of the building**;
- (v) the permitted maximum area of each **outdoor patio** is 75 square metres;
- (vi) the **outdoor patio** must be located a minimum of 35.0 metres from the west **lot line** and 24.0 metres from the north and south **lot lines**; and
- (vii) entertainment, such as performances, music and dancing are not permitted on the **outdoor patio**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1149-2023 ]

(173) Exception R 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.10.30.10(1) does not apply to a **transportation use**;
- (B) Regulation 10.10.30.20(1) does not apply to a **transportation use**;
- (C) Regulation 10.10.40.10(1) does not apply to a **transportation use**;
- (D) Clause 10.10.40.70 does not apply to a **transportation use**;
- (E) Clause 10.10.60.70 does not apply to a **transportation use**;
- (F) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**;
- (G) Despite regulation 10.10.40.40(1) the permitted maximum floor space index for a **building** with a **transportation use** is 2.0;
- (H) Clause 10.5.60.20 does not apply to a **transportation use**; and
- (I) Clause 10.5.50.10 does not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections: None Apply

[ By-law: 883-2024 ]

(174) Exception R 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.10.30.10(1) does not apply to a **transportation use**;
- (B) Regulation 10.10.30.20(1) does not apply to a **transportation use**;
- (C) Regulation 10.10.40.10(1) does not apply to a **transportation use**;
- (D) Clause 10.10.40.70 does not apply to a **transportation use**;
- (E) Clause 10.10.60.70 does not apply to a **transportation use**;
- (F) Floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and



(G) Despite regulation 10.10.40.40(1) the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 883-2024 ]

(175) Exception R 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 3 Nassau St. in 1981, an **education use** by George Brown College is permitted, if the floor space index of the **buildings** or additions to the **buildings** does not exceed 3.5; and [TO: 438-86; 12(1) 73]
- (B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)

(178) Exception R 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands shown as "Block B2", on Diagram 6 attached to By-law 1145-2023, if the requirements of By-law 1145-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) For the purposes of this exception:
  - (i) "lot" means the area delineated by heavy black lines as shown on Diagram 1 attached to By-law 1145-2023;
  - (ii) "Block B1" means the properties municipally known in the year 2022 as 1313 Queen Street West and 224 Cowan Avenue and portions of 1325 Queen Street West and 220 Cowan Avenue as shown on Diagram 6 attached to By-law 1145-2023; and
  - (iii) "Block B2" means portions of the properties municipally known in the year 2022 as 212 Cowan Avenue and 220 Cowan Avenue, as shown on Diagram 6 attached to By-law 1145-2023;
- (C) A non-residential **building** is permitted on "Block B2";
- (D) Regulation 10.10.20.100(3), does not apply to library and **community centre** uses;
- (E) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 96.60 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite regulation 10.10.40.10(1), the permitted maximum height of any **building** or **structure** is the number in metres following the letters "HT" on Diagram 7 attached to By-law 1145-2023;
- (G) Despite regulation 10.5.40.10(3), and regulation (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 7 of By-law 1145-2023:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, access to amenity space, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6 metres;
  - (ii) structures that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6 metres; and
  - (iii) architectural features, parapets, access stairwells, and elements and **structures** associated with a **green roof**, may project an additional 2.5 metres above the elements permitted to project beyond the permitted maximum height in (i) and (ii) above;
- (H) Despite regulation 10.10.40.10(3), the permitted maximum number of **storeys** is:
  - (i) the number value following the letters "ST" on Diagram 7 attached to By-law 1145-2023; and
  - (ii) if there is no "ST" or number value on a portion of the **building** on Diagram 7 of By-law 1145-2023 a **storey** limit does not apply;
- (I) Despite regulation 10.10.40.40(1) the "lot" is exempt from the maximum floor space index that follows the letter "d" in the zone label on the Zoning By-law Map;

- (J) The required minimum **gross floor area** of the **building** and **structures** on "Block B2" is 6,000 square metres for non-residential uses collectively required on "Block B1" and "Block B2";
- (K) The **gross floor area** of a **non-residential building** is reduced by the following areas in the **building**:
- (i) areas located below-ground;
  - (ii) **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iii) shower rooms, washrooms, electrical, utility, mechanical and ventilation rooms;
  - (iv) shower and change facilities;
  - (v) elevator shafts;
  - (vi) garbage shafts;
  - (vii) mechanical penthouse; and
  - (viii) exit stairwells;
- (L) Despite Clause 10.10.40.70, the minimum required **building setbacks** are as shown on Diagram 7 attached to By-law 1145-2023;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** are not required;
- (N) Despite regulation 200.15.10.10(1), accessible **parking spaces** may be located at the property known municipally in the year 2022 as 245 Dunn Avenue located south of "Block A" and west of "Block B2" on Diagram 6 attached to By-law 1145-2023;
- (O) Despite Clauses 220.5.10.1 and 220.5.200.40, **loading spaces** are not required;
- (P) Despite regulation 230.5.1.10(4)(C), **stacked bicycle parking spaces** must be provided in accordance with the following:
- (i) a **stacked bicycle parking space** may overlap an adjacent **stacked parking space** on one or both sides on the same tier to a maximum of 0.18 metres per side;
  - (ii) the required minimum length of a **stacked bicycle parking space** is 1.84 metres; and
  - (iii) the required minimum vertical clearance from the ground for a **stacked bicycle parking space** is 1.4 metres for the lower tier and 1.2 metres for the upper tier of a **stacked bicycle parking space** in a mechanical device;
- (Q) Despite regulation 230.10.1.20(2), a "short term" **bicycle parking space** may be located:
- (i) within 30 metres from a pedestrian entrance to the **building** on the "lot"; and
  - (ii) within publicly accessible portions of the **building** on the "lot" at ground level.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 1969-0284. [ By-law: 1145-2023 ]

(179) Exception R 179

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known in the year 2022 as 88 Isabella Street, shown on Diagram 1 of By-law 985-2023, if the requirements of By-law 985-2023 are complied with, a **building** or **structure** may be constructed in compliance with (B) to (V) below;
- (B) For the purpose of this exception, the **lot** is shown in heavy line on Diagram 1 of By-law 985-2023;
- (C) Despite Regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 112.7 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 10.10.40.10(1), the permitted maximum height for a **building** or **structure**, is the number in metres following the symbol "HT" on Diagram 3 of By-law 985-2023;
- (E) For the purposes of this exception outdoor **amenity space** may be provided on the roof of the building;
- (F) Despite regulations 10.5.40.10(2), (3) and (4) and 10.10.40.10(8), (9) and (10) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 985-2023:
  - (i) Architectural features, parapets, equipment used for the functional operation of the **building** including air intake and air handling units, communication equipment, cooling tower, liquid tuned damper or other structural dampening equipment, elevator overruns, elevator shafts, chimneys, exit stairs, stairs, stair

- enclosures, roof access, electrical, utility, mechanical and ventilation equipment, fences, flues, landscape and public art features, noise attenuation walls, pipes, building maintenance units, window washing equipment, maintenance equipment storage, and elevator machine room may project up to a maximum of 5.0 metres above the permitted maximum heights; and
- (ii) Awnings, bicycle racks, bollards, guardrails, lighting fixtures, landscape features, planters, ornamental elements, cornices, platforms, divider screens on a balcony and/or terrace, railings, railings, balustrades, pergolas, roof drainage systems, guards, screens, stacks, terraces, green roof, elements and **structures** associated with a **green roof**, elements or **structures** on any portion of roof used for outside or open air recreation, including required residential outdoor **amenity space**, trellises, insulation and roof surface materials, vents, wind protection, and, may project up to a maximum of 3.0 metres above the permitted maximum heights;
- (G) Regulation 10.10.40.30(1) with respect to **building depth** does not apply;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** provided on the **lot** is 45,400 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 45,400 square metres; and
- (ii) The permitted maximum **gross floor area** for non-residential uses is 400 square metres;
- (I) In addition to the elements listed in Regulation 10.5.40.40(4), the **gross floor area** of a **building** may also be reduced by the following areas:
- (i) Storage rooms, washrooms, electrical, utility, service corridors, mechanical and ventilation rooms, moving rooms, mail/parcel room, bicycle parking, firefighter central alarm control facilities (CACF), below- ground, at, or above-ground; and
- (ii) Indoor **amenity space** provided above 2.0 square metres per **dwelling unit**;
- (J) Despite Regulation 10.10.40.50(1), **amenity space must be provided** on the **lot** at the following rate:
- (i) At least 2.0 square metres per dwelling unit of indoor **amenity space**; and
- (ii) At least 1.0 square metres per dwelling unit of outdoor **amenity space**; and
- (iii) No more than 25 percent of the outdoor component may be a **green roof**;
- (K) Despite Clauses 10.5.40.70 the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 985-2023;
- (L) Despite Regulation 10.10.40.80, the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 985-2023;
- (M) Despite Clause 10.5.40.60, Regulation 10.10.40.61(1) and (K) and (L) above, the following may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Architectural features, air intake and air handling units, chimneys, lighting fixtures, communication equipment, flues, window washing equipment, cornices, decorative column, sill, belt course, architectural elements, pilasters and eaves, window projections, light fixtures, exterior stairs, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated structures to a maximum of 3.0 metres;
- (ii) canopies and awnings, to a maximum of 4.0 metres;
- (iii) Balconies, to a maximum of 2.0 metres;
- (a) Balconies are not permitted above the 8th floor on the north and south façades of the **building**;
- (iv) decorative cladding added to the exterior surface of the **main wall** of a **building** is permitted to encroach by a maximum of:
- (a) 0.75 metres on the south façade of the **building** above the 8th floor; and
- (b) 1.0 metres on the west, north and east façade of the **building** above the 8th floor;
- (v) air conditioners, satellite dishes, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 1.0 metres;
- (N) Despite Regulation 10.5.50.10(4), a minimum of 40 percent of the area of the **lot** must be **landscaping**, of which a minimum of 15 percent must be **soft landscaping**;
- (O) Regulation 10.5.50.10(5) requiring a 1.5 metres wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category does not apply;
- (P) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following rates:

- (i) a minimum of 9 residential visitor **parking spaces**;
  - (ii) a maximum of 0.3 spaces for each bachelor **dwelling unit**;
  - (iii) a maximum of 0.5 spaces for each one bedroom **dwelling unit**;
  - (iv) a maximum of 0.8 spaces for each two bedroom **dwelling unit**; and
  - (v) a maximum of 1.0 spaces for each three or more bedroom **dwelling unit**;
- (Q) Despite Regulation 230.5.10.1(5)(A) and Table 230.5.10.1(1), **bicycle parking spaces** shall be provided on the **lot** in accordance with the following minimum rates:
- (i) a minimum of 0.9 "long-term" **bicycle parking spaces** shall be provided for each dwelling unit; and
  - (ii) a minimum of 0.1 "short term" **bicycle parking spaces** shall be provided for each dwelling unit;
- (R) Despite Regulation 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** may be provided with the following minimum dimensions:
- (i) a minimum length of 1.8 metres;
  - (ii) a minimum width of 0.6 metres, and
  - (iii) a minimum vertical clearance for each **bicycle parking space** of 1.0 metre;
- (S) Despite (P) above, **stacked bicycle parking spaces** that include a movable lower tier of **stacked bicycle parking spaces** must be in accordance with the following:
- (i) a **stacked bicycle parking space** may overlap an adjacent **stacked bicycle parking space** on one or both sides on the same tier to a maximum of 0.14 metres per side;
  - (ii) despite i. above, if the lower tier of **stacked bicycle parking spaces** are movable, they may overlap an adjacent **stacked bicycle parking space** on the lower tier on one or both sides to a maximum of 0.326 metres per side;
  - (iii) the required minimum length of a **stacked bicycle parking space** is 1.2 metres; and
  - (iv) a stacked bicycle parking space must be accessible from an aisle with a minimum width of 1.5 metres;
- (T) Despite Regulation 230.5.1.10(9)(B) and (10), "long term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space** arrangement:
- (i) in any combination of vertical, horizontal or stacked positions;
  - (ii) located indoors or outdoors including within a secured room or enclosure or area on the ground floor, mezzanine, or below grade on the **lot**; and
  - (iii) may be located more than 30 metres from a pedestrian entrance on the **lot**;
- (U) Despite Regulation 230.10.1.20(2), "short term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space** arrangement;
- (i) in any combination of vertical, horizontal, or stacked positions;
  - (ii) located outdoors or indoors including within a secured room or enclosure, or combination thereof;
  - (iii) provided on the ground floor, mezzanine or below grade on the **lot**;
  - (iv) may be located more than 30 metres from a pedestrian entrance on the **lot**; and
  - (v) A minimum of 8 percent of the required "short term" **bicycle parking spaces** in (O) above shall be provided on the ground floor;
- (V) The provision of **dwelling units** is subject to the following, not including rental replacement units:
- (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) An additional 15 percent of the total number of **dwelling units** must have a combination of two and three bedrooms, or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures;
  - (iv) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (v) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 985-2023 ]

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 184 Chatham Avenue, if the requirements of By-law 346-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;
- (B) Despite regulation 10.5.40.10 (1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 114.32 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 10.5.40.70(2), a **building** or **structure** may be no closer than 2.83 metres from the original centreline of a **lane**;
- (D) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 346-2024;
- (E) Despite regulation 10.10.40.10 (3), the permitted maximum number of **storeys** in a **building** on a **lot** may not exceed the number in metres following the letters "ST" as shown on Diagram 3 of By-law 346-2024;
- (F) Despite regulations [10.5.40.10(2) to (4) and [D] above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 346-2024:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities by a maximum of 4 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 3 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres;
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;
- (G) Despite regulation 10.10.40.30(1)(B), the permitted maximum **building depth** shall be 40 metres;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 2,450 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 2,450 square metres;
- (I) Despite regulation 10.10.40.50(1), **amenity space** must be provided at the following rate:
  - (i) at least 1.8 square metres for each **dwelling unit** as outdoor **amenity space**; and
  - (ii) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
- (J) Despite regulations 10.10.40.70(1), (2), or (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 346-2024;
- (K) Despite regulation 10.10.40.80(1), the required separation of **main walls** are as shown on Diagram 3 of By-law 346-2024;
- (L) Despite clauses 10.5.40.60, 10.5.40.70, 10.10.40.70, and 10.10.40.80, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2 metres;
  - (ii) canopies and awnings, to a maximum extent of 3.0 metres;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, architectural features, such as a pilaster, decorative column, cornice, sill, or belt course to a maximum of 0.5 metres; and
  - (iv) chimney breast, window projections, including bay windows and box windows, eaves, a dormer, air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 1.5 metres;
- (M) Despite regulation 10.5.50.10(4), the **landscaping** must be providing at the following rates:
  - (i) A minimum of 24 percent of the lot must be **landscaping**; and
  - (ii) A minimum of 9 percent of the lot must be **soft landscaping**
- (N) Regulation 10.5.50.10(5) does not apply;

- (O) Despite regulation 10.5.80.30(1), in the Residential zone, a surface **parking space** must be at least 0.3 metres from all **main walls** of an **apartment building**;
- (P) Despite regulation 10.5.100.1(4), a **driveway** may be a maximum of 24.0 metres;
- (Q) Despite regulation 10.5.100.1(5), an unobstructed **vehicle** access between the **street** and the principal pedestrian entrance to the **building** is not required;
- (R) Despite Regulations 200.5.1.10(2)(A)(i), **parking spaces** that are not accessible parking spaces may have a minimum width of 2.6 metres;
- (S) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
  - (i) Length of 2.6 metres;
  - (ii) Width of 3.4 metres; and
  - (iii) Vertical clearance of 2.1 metres;
- (T) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (U) Despite regulation 220.5.10.1(2), no **loading spaces** are required;
- (V) Despite regulation 230.5.1.10(4)(A)(ii), the minimum width of a **bicycle parking space** is 0.4 metres; and

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 346-2024 ]

(182) Exception R 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the uses permitted by Regulation 10.10.20.10 (1) the following uses are also permitted on the **lot**:
  - (i) **Public Parking**;
- (B) In the R zone, **public parking** may not be in an above-ground **parking garage** on a **lot**;
- (C) In the R zone, the entrance or exit to land with **public parking** may only be through a zone that permits **public parking**;
- (D) In the R zone, all **parking spaces** provided as **public parking** on a surface parking **lot** must be set back at least 1.5 metres from a **lot line**;
- (E) In the R zone, one **building** for parking attendants is permitted on a **lot** with a **public parking** use, if it:
  - (i) has a maximum height of 4.0 metres, including all mechanical equipment;
  - (ii) has a maximum **interior floor area** of 5.0 square metres; and
  - (iii) is at least 6.0 metres from a **lot line** abutting a **street**;
- (F) In the R zone, on a lot with **public parking** in a surface parking **lot**, a fence must be provided:
  - (i) along all **lot lines** that abut a **street**, except for the portion used for **vehicle** and pedestrian access; and
  - (ii) along all **lot lines**;

Prevailing By-laws and Prevailing Sections: None Apply  
[ By-law: 1298-2023 ]

(183) Exception R 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 29 Draper St. in 1978, a **retail store** is permitted on the ground floor of the **building**; and [By-law 438-86: Sec. 12 (1) 89]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections: (None Apply)

(184) Exception R 184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 331 and 349 Sherbourne St. in 1979, a **building** or **structure** existing on the **lot** on May 1, 1979 may be used as a **hospital**, if:
  - (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** of the **building** that existed on the **lot** on March 31, 1979;
  - (ii) the height of the **building** that was constructed after March 31, 1979 does not exceed 18.0 metres;
  - (iii) the amount of **landscaping** that existed on the **lot** on March 31, 1979 is not reduced; and
  - (iv) the **building setbacks** are not less than that required for **residential buildings** in the R zone; [TO: 438-86; 12 (1) 92]
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**; and
- (C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(185) Exception R 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 828, 834, 836 and 838 Richmond Street West, if the requirements of By-law 279-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) below;
- (B) In addition to the uses permitted in Regulation 10.10.20.10(1), a "geo-energy facility" is permitted;
- (C) Despite Regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 88.21 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 10.10.30.10(1), the minimum **lot area** is 700 square metres.
- (E) Despite Regulations 10.5.40.10(1), 10.10.40.10(1) and (B) above, the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 279-2024;
- (F) Despite Regulations 10.5.40.10(2) to (4), 10.10.40.10(1), (8), (9) and (10), and (D) above, the following equipment and **structures** may also project beyond the permitted maximum height shown on Diagram 3 of By-law 279-2024:
  - (i) Equipment, structures, or parts of the **building** used for the functional operation of the **building**, by a maximum of 4.0 metres, including:
    - (a) electrical, mechanical and ventilation equipment
    - (b) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and
    - (c) structures that enclose, screen, or cover the equipment, structures and parts of a building listed in (a) and (b) above.
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iii) **building** maintenance units and window washing equipment, by a maximum of 1.5 metres;
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.5 metres;
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (G) Despite (E) and (F) above, no projections are permitted beyond a height of 30.7 metres;
- (H) Despite Regulation 10.5.40.10(4)(A), the total area of all equipment and **structures** used for the functional operating of the building may cover no more than 35 percent of the area of the roof, measured horizontally;

- (I) Despite Regulation 10.10.40.40(1), the permitted maximum **residential gross floor area** of all **buildings** and **structures** on the lot is 3,075 square metres.
- (J) Despite Regulation 10.5.40.40(4)(A) and (B), the **gross floor area** of all **buildings** and **structures** is reduced by the area in the **building** used for:
  - (i) “Geo-energy facility”, below ground, at, or above ground;
  - (ii) Parking and loading areas, including a stacked parking space that is at, below, or above **established grade**;
  - (iii) Bicycle parking spaces at, below, or above **established grade**;
- (K) Despite Regulation 10.10.40.30(1), the maximum depth of an apartment building is 30 metres.
- (L) Despite Regulations 10.5.40.70(1) and (2), 10.10.40.70(1) to (3), and 10.10.40.80(1), the required minimum **building setbacks** and separation distances are as shown in metres on Diagram 3 of By-law 279-2024;
- (M) Despite Subsection (J) above, the required minimum **building setback** from the west **lot line**, measured to the window surface, is 5.5 metres.
- (N) Despite Clause 10.5.40.50 and Regulations 10.5.40.60(1), (2), (5), (7), and (8), and Subsections (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, by a maximum of 2.5 metres;
    - (a) none permitted on the south or west **main wall**; and,
    - (b) on the east **main wall** shall have a maximum width of 5 metres,
  - (ii) **terraces** are permitted on areas with enclosed GFA below and may encroach to the extent of the main wall of the storey below it, except for the following location:
    - (a) at the third storey above the parking stacker on the west facade;
  - (iii) canopies and awnings, by a maximum of 2.5 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
  - (v) eaves, by a maximum of 0.5 metres;
  - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
- (O) Regulation 10.5.40.60(3)(B)(iii) shall not apply.
- (P) Despite Regulation 10.5.50.10 (4), a minimum of 15 percent of the **lot** shall consist of **landscaping**, of which 40 percent must be **soft landscaping**.
- (Q) Regulation 10.5.50.10(5) shall not apply.
- (R) Regulations 10.5.100.1 (4) and (5) shall not apply.
- (S) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, no visitor **parking spaces** are required.
- (T) Despite Regulation 200.5.1.10(2)(D), a stacked **parking space** does not constitute an obstructed **parking space**.
- (U) Despite Regulation 200.15.10.10(1), no accessible **parking spaces** are required.
- (V) Despite Regulation 200.5.1.10(2), **parking spaces** may be provided as **stacked parking spaces** with the following minimum dimensions:
  - (i) length: 5.7 metres
  - (ii) width: 2.7 metres
  - (iii) vertical clearance: 1.9 metres
- (W) Despite regulation 230.5.1.10(4) and 230.5.1.10(10), long-term and short-term **bicycle parking spaces** may be located in a **stacked bicycle parking space** having the following minimum dimensions:
  - (i) length or vertical clearance of 1.2 metres;
  - (ii) width of 0.4 metres; and
  - (iii) horizontal clearance from the wall of 1.8 metres;
- (X) Despite Regulation 230.5.1.10(4), the minimum dimensions of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device is:
  - (i) length or vertical clearance of 1.7 metres;
  - (ii) width of 0.4 metres; and



- (iii) horizontal clearance from the wall of 0.9 metres;
- (Y) Despite Regulations 230.5.1.10(10) and 230.20.1.20, a "long-term" and "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**, which may be located within the building or outside, including within a secured room, enclosure or unenclosed space or any combination thereof, or bicycle locker;
- (Z) For the purpose of this exception, each word or expression that is in bold will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
  - (i) "geo-energy facility" means premises containing devices to generate geo-energy for the exclusive use of the building.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 279-2024 ]

(186) Exception R 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4);
- (B) In addition to the uses permitted in regulation 10.10.20.10(1), a **post-secondary school** is also permitted;
- (C) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 96.87 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 10.10.40.10(1)(A), the permitted maximum height of a **building** or **structure** is 17.5 metres; and
- (E) Despite regulation 10.5.40.10(3) and (4) a mechanical penthouse and enclosure may exceed the permitted maximum height of a **building** or **structure** by 2.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86. [ By-law: 242-2024 ]

(187) Exception R 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 9 Earl St. in 1979, a **building** or **structure** that existed on the lot on May 1, 1979 may be used as a **hospital**; and [TO: 438-86; 12 (1) 96]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(188) Exception R 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These premises must comply with the Site Specific Provisions of Regulation 900.2.10(930);
- (B) On lands municipally known as 323, 323R, 325, 327 & 329 Balliol Street, if the requirements of By-law 401-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (C) to (E) below;
- (C) In addition to the permitted uses with conditions listed in Regulation 10.10.20.20(1), the following additional uses with conditions are permitted:
  - (i) **recreation use**, provided it is **ancillary** to the **private school** use on the lands municipally known as 443 Mount Pleasant Road;
- (D) Despite regulations 10.10.40.70(1), (2) and (3)(C), and regulation 150.48.60.20(1)(A), **buildings** and **structures ancillary to a private school or recreation use** are subject to the following:
  - (i) the total permitted maximum **gross floor area** is 100 square metres;
  - (ii) the permitted maximum height is 5.0 metres;

(iii) the required minimum **setbacks** are as follows:

- (a) 30 metres from a **lot line** abutting Mount Pleasant Road or Balliol Street.
- (b) 5 metres from the eastern **side lot line**.
- (c) 1.0 metres from a **rear lot line**.

(E) Despite regulation 200.15.10.10(1) and Table 200.15.10.5, no accessible **parking spaces** are required for a **recreation use** that is **ancillary** to the **private school** use on the lands municipally known as 443 Mount Pleasant Road.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86. [ By-law: 401-2024 ]

(189) Exception R 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 9.0 metres for a **detached house**; and
  - (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix "B"]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 1 of former City of Toronto By-law 438-86.

(190) Exception R 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 7 Laxton Avenue, if the requirements of By-law 79-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 79-2024;
- (C) Despite regulations 10.5.40.10(1) to (4) and (B) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 79-2024:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 2 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 2 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1 metre;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 0.6 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.1 metres;
- (D) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1200 square metres;
- (E) Despite regulation 10.10.40.30(1), the permitted maximum **building depth** for an **apartment building** is 23 metres;

- (F) Despite regulation 10.10.40.70(1),(2), (3), (4) and 10.10.40.80(1), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 3 of By-law 79-2024;
- (G) Despite Clause 10.10.40.60 and (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 0.3 metres;
  - (ii) canopies and awnings, by a maximum of 0.3 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 0.3 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.15 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.3 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.45 metres;
  - (vii) eaves, by a maximum of 0.45 metres;
  - (viii) dormers, by a maximum of 0.45 metres; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.45 metres;
- (H) Despite Regulation 10.10.40.50(1), **amenity space** for an **apartment building** must be provided in accordance with the following:
- (i) 2.8 square metres of **amenity space** per **dwelling unit**.
- (I) Despite Regulation 10.5.50.10(4), **landscaping** must be provided in accordance with the following:
- (i) A minimum of 20 percent of the area of the lot for **landscaping**; and
  - (ii) A minimum of 40 percent of the **landscaping** area required in I(i) above, must be **soft landscaping**.
- (J) Regulation 10.5.50.10(5), with respect to a **soft landscaping** strip, does not apply;
- (K) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) No residential visitor **parking spaces** are required.
- (L) Despite Regulation 10.5.80.1(2)(C), a surface area used for the parking or storing of **vehicles** may be located 0.0 metres from a fence;
- (M) Despite Regulation 10.5.100.1(4), the **driveway** width must be provided in accordance with the following:
- (i) A minimum width of 2.4 metres.
- (N) Despite regulations 230.5.10.1(1), and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.75 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.15 "short-term" **bicycle parking spaces** for each **dwelling unit**;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 79-2024 ]

(191) Exception R 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known in the year 2023 as 111 and 141 Davisville Avenue as shown on Diagram 1 to By-law 238-2024, if the requirements of By-law 238-2024 are complied with, a **building** may be constructed, used or enlarged in compliance with Regulations (B) to (JJ) below;
- (B) Despite Regulation 10.10.40.1(5), the **buildings** and **structures** permitted on the **lot** include Building A and Building B as shown on Diagram 3 of By-law 238-2024;
- (C) "**lot**" consists of the lands delineated by heavy lines on Diagram 1 attached to By-law 238-2024;
- (D) In addition to the permitted uses in Clauses 10.10.20.10 and 10.10.20.20, with respect to Building A and Building B as shown on Diagram 3 attached to By-law 238-2024, the following non-residential uses are permitted below ground:
- (i) **public parking** facility in Building A and Building B;
  - (ii) "car share" **parking spaces** in Building A;

- (iii) **market garden** in Building B to a maximum **gross floor area** of 300 square metres and provided that a **market garden** may not be used for the growing and harvesting of shrubs or trees for the purpose of sale; and
- (iv) **recreation use** in Building B to a maximum gross floor area of 700 square metres;
- (E) Regulation 10.10.40.30(1)(B) with respect to **building depth** does not apply;
- (F) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 154.0 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite Regulations 10.10.40.10(1) and (7), the permitted maximum height for Building A and Building B as shown on Diagram 3 of By-law 238-2024 is:
  - (i) With respect to Building A, the number in metres following the "HT" symbol as shown on Diagram 3 of By-law 238-2024; and
  - (ii) With respect to Building B, the height of such **building**, inclusive of all rooftop projections, as it existed on the **lot** at the time of the passing of By-law 238-2024, in addition to permitted projections for the functional operation of a **building** as set out in regulation 10.5.40.10(3);
- (H) Despite Regulations 10.5.40.10.(2)(A) and (3), and 10.10.40.10 (9), and (10), and (G)(i) above, the following equipment and **structures** may project beyond the permitted maximum height of Building A shown on Diagram 3 of By-law 238-2024:
  - (i) equipment used for the functional operation of the **building** such as electrical, utility, mechanical and ventilation equipment, elevator shafts and elevator machine rooms to a maximum of 7.0 metres;
  - (ii) roof access, chimneys, pipes, vents, cooling towers, and window washing equipment, may further exceed the permitted maximum height projection in (i) to a maximum of 3.0 metres;
  - (iii) stairs, enclosed stairwells, maintenance equipment storage, and **building** maintenance units, to a maximum of 5.0 metres;
  - (iv) antennae, may further exceed the permitted maximum height projection in (i) to a maximum of 4.0 metres;
  - (v) elements and **structures** associated with a **green roof**, to a maximum of 2.1 metres;
  - (vi) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 7.0 metres;
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety, wind or noise protection to rooftop **amenity space**, by a maximum of 4.5 metres;
  - (viii) outdoor furniture, bollards and wheelchair ramps, by a maximum of 2.0 metres;
  - (ix) architectural features and parapets, by a maximum of 1.2 metres; and
  - (x) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (I) Despite Regulation 10.5.40.10(4), equipment, **structures** or parts of a **building** that exceed the permitted maximum height for a **building** permitted in (H)(i), (ii), and (iv) above may cover 70 percent of the area of the roof, measured horizontally;
- (J) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of Building A and Building B as shown on Diagram 3 of By-law 238-2024 is as follows:
  - (i) the total permitted maximum **gross floor area** of Building A, is 24,400 square metres;
  - (ii) the permitted maximum **gross floor area** of Building B is the **gross floor area** existing therein at the time of the passing of By-law 238-2024; and
  - (iii) In addition to (ii) above, with respect to Building B, an additional total **gross floor area** for non-residential uses permitted by (D) above, must not exceed 1,000 square metres;
- (K) In addition to the areas listed in Regulation 10.5.40.40.(4), with respect to Building A as shown on Diagram 3 of By-law 238-2024, the following areas also reduce the **gross floor area** of a **building**:
  - (i) electrical, utility, mechanical and ventilation rooms, excluding such areas located in **dwelling units**; and
  - (ii) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it;
- (L) Despite Regulation 10.10.40.50(1), with respect to Building A as shown on Diagram 3 of By-law 238-2024, a minimum rate of 3.5 square metres of **amenity space** must be provided for each **dwelling unit**, in accordance with the following:
  - (i) a minimum of 1.5 square metres per **dwelling unit** must be provided as indoor **amenity space**; and

- (ii) indoor pet friendly amenities and bicycle/stroller washing areas are included in the calculation of indoor **amenity space**;
- (M) Despite Regulation 10.10.40.50(1), with respect to Building B as shown on Diagram 3 of By-law 238-2024, **amenity space** existing as of the date of the passing of By-law 238-2024, is deemed to comply with the requirements of By-law 569-2013, as amended;
- (N) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 238-2024;
- (O) Despite Regulation 10.10.40.80(1), the required minimum separation distance of **main walls** are as shown in metres on Diagram 3 of By-law 238-2024;
- (P) Despite Clauses 10.5.40.50, 10.5.40.60, and Regulations (N) and (O) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setbacks** and **main wall** separation distances shown on Diagram 3 of By-law 238-2024 as follows:
  - (i) Decks, porches, and balconies to a maximum of 1.5 metres;
  - (ii) Canopies and awnings to a maximum 3.0 metres;
  - (iii) Site servicing features and window washing equipment including **building** maintenance unit or crane to a maximum of 3.0 metres;
  - (iv) Trellises and pergolas to a maximum of 5.0 metres;
  - (v) Balustrades and light fixtures to a maximum of 3.0 metres;
  - (vi) Panels and cladding added to the exterior surface of the **main wall** of a **building** to a maximum of 0.5 metres;
  - (vii) Architectural or ornamental features, such as pilaster, decorative column, cornice, sill, belt course, or chimney breast and window projection, to a maximum of 1.0 metres;
  - (viii) Eaves to a maximum of 0.5 metres;
  - (ix) Satellite dishes, antennae to a maximum of 1.0 metres;
  - (x) Art, **structures** and elements associated with outdoor amenity and children's play areas, landscaping features, privacy screens, planters, retaining walls, vents and pipes, safety and wind mitigation/protection features, and ventilation shafts; and
  - (xi) Stairs, enclosed stairwells, bollards, guards, guard rails, railings, safety railings, enclosed stairwells, ramps to underground parking areas and associated **structures**, wheelchair ramps, access ramps and elevating devices if it is no closer to a **lot line** than 0.6 metres;
- (Q) Despite Regulation 10.5.50.10(4), the **lot** must have:
  - (i) a minimum of 15 percent of the area of the **lot** will be used for **landscaping**, and
  - (ii) a minimum of 25 percent of the **landscaping** required in (i) above, must be **soft landscaping**;
- (R) Despite Regulation 10.5.50.10(5), a 1.5 metre wide strip of **soft landscaping** along any part of a **lot** line abutting another **lot** in the Residential Zone category is not required;
- (S) Despite Regulation 10.5.100.1(4), any **driveways** on the **lot**, existing as of the date of the passing of By-law 238-2024, are deemed to comply;
- (T) Despite Regulation 10.5.100.1(5), with respect to Building A and Building B as shown on Diagram 3 of By-law 238-2024, an unobstructed vehicular access between the **street** and the principal entrance so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous movement is not required;
- (U) Despite Regulation 200.5.1(3), any **drive aisles** on the **lot**, existing as of the date of the passing of By-law 238-2024, are deemed to comply with the requirements of By-law 569-2013, as amended;
- (V) Despite Regulations 10.5.80.1(1), 10.5.80.10(1), 200.5.1(2) and 200.10.1(1) and (2), **parking spaces** for residents and visitors may be provided on a non-exclusive basis and may be located:
  - (i) within a **public parking** facility on the **lot**; and
  - (ii) on lands municipally known in the year 2023 as 111 Davisville Avenue;
- (W) Despite Regulations 200.5.1.10 (2), (3), and (14), and (BB) below, and Clause 200.15.1, any **parking space** and accessible **parking space** on the **lot** existing as of the date of the passing of By-law 238-2024, is deemed to comply with the requirements of By-law 569-2013, as amended, and may be used to satisfy the requirements of Regulations (Z) and (BB) below;
- (X) Despite Regulation 200.5.1.10(2)(A)(ii) and (iv), a maximum of 10 percent of the total number of **parking spaces** provided may have a minimum required **parking space** width of 2.6 metres with or without a fixed object or obstruction within 0.3 metres of one or both sides of the parking space, measured at right angles;

- (Y) Despite Regulation 200.5.1.10(2)(D), electric **vehicle** infrastructure, including electrical vehicle supply equipment or an **energized outlet**, does not constitute an obstruction to a **parking space**;
- (Z) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided as follows:
- (i) A minimum of 2 **parking spaces** plus 0.01 **parking space** per **dwelling unit** must be provided for residential visitors;
  - (ii) Despite (i) above, with respect to Building B as shown on Diagram 3 of By-law 238-2024, no **parking spaces** are required for visitors; and
  - (iii) With respect to Building B as shown on Diagram 3 of By-law 238-2024, no **parking spaces** are required for non-residential uses;
- (AA) Regulation 200.5.10.11(1)(C) as it relates to **parking space** requirements for a **lawfully existing building** does not apply;
- (BB) Despite Regulations 200.15.1(1) and (3), with respect to Building A as shown on Diagram 3 of By-law 238-2024, accessible **parking spaces** must comply with the following provisions:
- (i) an accessible **parking space** must have the following dimensions:
    - (a) length of 5.6 metres;
    - (b) width of 3.4 metres; and
    - (c) vertical clearance of 2.1 metres;
  - (ii) a 1.5-metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (CC) Regulation 200.15.1(4) with respect to the location of accessible **parking spaces** does not apply;
- (DD) Despite Regulations 200.15.10.5(3) and Table 200.15.10.5, with respect to **dwelling units** in Building B as shown on Diagram 3 of By-law 238-2024, no new accessible **parking spaces** are required;
- (EE) Despite Regulations 220.5.10.1 (2) and 220.5.10.11(3), with respect to Building A and Building B as shown on Diagram 3 of By-law 238-2024:
- (i) a minimum of one Type "G" **loading space** must be provided in Building A; and
  - (ii) a minimum of one Type "C" **loading space** must be provided for Building B;
- (FF) Despite Regulation 230.5.1.10(9), with respect to Building A as shown on Diagram 3 of By-law 238-2024, a required "long-term" **bicycle parking space** for a **dwelling unit** may be located:
- (i) on the first **storey** of the **building**;
  - (ii) on the second **storey** of the **building**;
  - (iii) on a partial mezzanine level located between the first **storey** and the second **storey** of the **building**; and
  - (iv) on levels of the **building** below-ground;
- (GG) Despite Regulations 230.5.1.10(10), 230.5.10.1(1) and (5) and Table 230.5.10.1(1), with respect to Building A and Building B as shown on Diagram 3 of By-law 238-2024, **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.9 "long-term" **bicycle parking spaces** per **dwelling unit** in Building A;
  - (ii) A "short-term" and "long-term" **bicycle parking space** on the **lot** may be located in a **stacked bicycle parking space**; and
  - (iii) No **bicycle parking spaces** are required for **dwelling units** in Building B;
- (HH) Regulation 230.10.1.20(2) with respect to the location of "short-term" **bicycle parking spaces** relative to a **building** entrance does not apply, provided that a **bicycle parking space** may not be located above the first **storey** of a **building** and not within the
- (II) Despite (Z) above and any regulation of By-law 569-2013, as amended, Building B shown on Diagram 3 of By-law 238-2024 may be occupied by residents during construction of Building A without the provision of required **parking spaces**;
- (JJ) For the purpose of this exception, each word or expression that is in bold font in this exception shall have the same meaning as each word or expression as defined in Chapter 800 of this By-law, as amended, except for the following:
- (i) "Building A" means an addition to Building B on the **lot** as shown on Diagram 3 of By-law 238-2024, including portions below ground;

- (ii) "Building B" means the existing **apartment building** municipally known as 141 Davisville Avenue as shown on Diagram 3 of By-law 238-2024, including portions below ground and an underground **parking garage**, and enclosed garage entry ramp, located on the **lot** in the year 2023;
- (iii) "Car share" means the practice where a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental; and
- (iv) "Car share **parking space**" means a **parking space** exclusively reserved and signed for a motor **vehicle** used only for "car-share" purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 238-2024 ]

(193) Exception R 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 175-195 St. Clair Avenue West and 273 Poplar Plains Road, if the requirements of By-law 580-2024(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below:
- (B) For the purposes of this exception:
  - (i) "east building" means the portion of the **building** on the east portion of the **lot**, as indicated on Diagram 3 of By-law 580-2024(OLT);
  - (ii) "central podium" means the portion of the **building** between the "east building" and "west building" as indicated on Diagram 3 of By-law 580-2024(OLT);
  - (iii) "west building" means the portion of the building on the west portion of the **lot**, as indicated on Diagram 3 of By-law 580-2024(OLT);
- (C) Despite Regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 150.25 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 580-2024(OLT);
- (E) Despite (D) above, and Regulations 10.5.40.10(2) to (4) and 10.10.40.10(8) to (10), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 580-2024(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (E)(i) above, inclusive of a mechanical penthouse, by a maximum of 5.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
  - (iv) **building** maintenance and window washing equipment, by a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, railings, divider and screens, by a maximum of 2.0 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures**, by a maximum of 3.0 metres;
  - (vii) vents may project beyond the permitted maximum projection for a mechanical penthouse in E(i) above, by a maximum of 1.5 metres;
- (F) Despite Regulation 10.5.40.70(1), and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 580-2024(OLT);
- (G) Regulation 10.10.40.30(1), regarding **building depth** does not apply;
- (H) Despite Regulation 10.10.40.80(1), the required separation distance of **main walls** are as shown in metres on Diagram 3 of By-law 580-2024(OLT);
- (I) Despite (H) above, the required minimum separation distance between the east **main wall** of the "west building" and the west **main wall** of the "east building" is 38.0 metres;
- (J) Despite (F), (H) and (I) above, and Clause 10.5.40.60, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 4.0 metres;

- (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.5 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
  - (vii) dormers and eaves, by a maximum of 0.5 metres; and
  - (viii) air conditioners, satellite dishes, antennae, vents, garbage shafts and pipes, by a maximum of 0.5 metres;
- (K) Despite (J)(i) above, balcony encroachments into the required minimum **building setbacks** or separation distances between **main walls**, are not permitted on:
- (i) the south **main wall** of the "east building" below the height of 22.8 metres; and
  - (ii) the south **main wall** of the "central podium" below the height of 22.8 metres; and
  - (iii) the east **main wall** of the "east building" above the height of 22.8 metres ;
  - (iv) the east **main wall** of the "west building" above the height of 25.9 metres;
  - (v) the west **main wall** of "east building" above the height of 25.9 metres;
- (L) Despite Regulations 10.5.50.10(4) and (5),
- (i) a minimum of 27 percent of the area of the **lot** must be for **landscaping**; and
  - (ii) a minimum of 66 percent of the **landscaping** required by (L)(i) above, must be **soft landscaping**;
- (M) Despite Regulations 10.5.80.40(3) and 10.10.80.40(2), **vehicle** access to a **parking space** is not required to be from a flanking **street**;
- (N) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** of all **buildings** and **structures** on the **lot** is 28,000 square metres;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.0 **parking spaces** for each **dwelling unit** for residential occupants;
  - (ii) **parking spaces** for residential occupants of the **building** must be provided at a maximum rate of:
    - (a) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
    - (b) 0.8 **parking spaces** for each two bedroom **dwelling unit**;
    - (c) 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
  - (iii) a minimum of 2.0 plus 0.05 **parking spaces** for each **dwelling unit** for residential visitors; and
  - (iv) a maximum of 1.0 per **dwelling unit** for the first five **dwelling units**, and a maximum of 0.1 per **dwelling unit** for the sixth and subsequent **dwelling units** for residential visitors ;
- (P) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the total required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (Q) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** for **dwelling units** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.9 "long-term" **bicycle parking spaces** per **dwelling unit**; and
  - (ii) a minimum of 0.1 "short-term" **bicycle parking spaces** per **dwelling unit**;
- (R) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided, the minimum dimension of the **bicycle parking space** is:
- (i) minimum length of 1.85 metres;
  - (ii) minimum width of 0.45 metres; and
  - (iii) minimum vertical clearance for each bicycle parking space is 1.2 metres;
- (S) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (T) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (S) above, must comply with Regulation 900.2.10(728)



(196) Exception R 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 811-2011. [ By-law: 1249-2024 ]

(197) Exception 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 171, 173 and 175 Lowther Avenue if the requirements of By-law 410-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 115.19 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 410-2024;
- (D) Despite regulations 10.5.40.10 (2) and (3), and 10.10.40.10 (8), (9) and (10) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 410-2024:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, generators elevator shafts, elevator overruns, stairwell overruns, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) Access ladders and associated railings may project an additional 1.2 metres above the projections listed in (i) above;
  - (iii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 metres;
  - (iv) architectural features, parapets, and elements and **structures** associated with a roof, **green roof**, terrace, balcony, by a maximum of 1.8 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
  - (vii) antennae, flagpoles and satellite dishes, or similar **structures** by a maximum of 1.5 metres; and
  - (viii) **structures** on the roof of any part of the **building** used for outside or open air recreation, trellises, pergolas, acoustical barriers, wind mitigation features, landscape elements and features, and fencing by a maximum of 3.0 metres;
- (E) Despite Regulation 10.5.40.10(4)(A), equipment, **structures** or parts of a **building** that exceed the permitted maximum height for a **building** in regulation (D) above, must comply with the following:
  - (i) their total area may cover no more than 50 percent of the area of the roof, measured horizontally;
- (F) Regulation 10.5.40.10(4)(B) regarding horizontal dimensions of **structures** that exceed the maximum permitted **building** height does not apply;
- (G) Regulation 10.10.40.30 regarding **building depth** does not apply;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 6,300 square metres;
- (I) The provision of **dwelling units** is subject to the following, not including:
  - (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and

- (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number will be rounded down to the nearest whole number;
- (J) Despite Clauses 10.5.40.70 and 10.10.40.70, and 10.10.40.80 (A) and (B), the required minimum **building setbacks** are as shown on Diagram 3 of By-law 410-2024;
- (K) Despite Clause 10.5.40.60, and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, up to a maximum horizontal extent of 15 percent of the length of the **lot line** which they are parallel to, by a maximum of 3.0 metres;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
  - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.15 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (vi) window projections, dormers, eaves or other similar architectural features associated with the **building** municipally known as 171 Lowther Avenue which existed prior to enactment of By-law 410-2024 are permitted;
  - (vii) eaves, by a maximum of 0.5 metres;
  - (viii) dormers, by a maximum of 1.5 metres;
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres; and
  - (x) balconies:
    - (a) on the third **storey** of a **building**, only on the east and south **main walls** within the permitted Balcony Zone as shown on Diagram 4 of By-law 410-2024, by a maximum of 1.5 metres;
    - (b) Above the third **storey**, within permitted Balcony Zone B as shown on Diagram 4 of By-law 410-2024, by a maximum of 1.6 metres; and
    - (c) In addition to (K)(x)(b) above, on the west **main wall** within permitted Balcony Zone A as shown on Diagram 4 of By-law 410-2024, by a maximum of 2.5 metres provided the horizontal extent of the balcony does not exceed 6.0 metres;
- (L) In addition to the permitted projections in (D) above "Architectural fins" may project beyond the permitted maximum height shown on Diagram 3 of By-law 410-2024 by a maximum of 3 metres;
- (M) In addition to the permitted encroachments in (K) above, "Architectural fins" are permitted to encroach into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 3 of By-law 410-2024 subject to the following:
- (i) "architectural fins" may encroach only in the areas shown on Diagram 5 of By-law 410-2024 as Permitted Architectural/Structural Fin Zone, by a maximum of 2.4 metres;
  - (ii) The number of "Architectural fins" permitted within the Permitted Architectural/Structural Fin Zones shown on Diagram 5 of By-law 410-2024 is as follows:
    - (a) A maximum of three (3) within Zone 1 and Zone 2;
    - (b) A maximum of six (6) within Zone 2; and
    - (c) A Maximum of two (2) within Zone 4;
- (N) Despite Regulation 10.5.50.10(4), a **lot** with an **apartment building** must have:
- (i) A minimum of 19 percent of the area of the **lot** for **landscaping**; and
  - (ii) A minimum of 43 percent of the **landscaping** area required in (i) above must be **soft landscaping**;
- (O) Despite Regulation 10.5.50.10(5), no **soft landscape** strip is required along any part of a **lot line**;
- (P) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of zero (0) residential occupant **parking spaces** for each **dwelling unit** but not exceeding a maximum of 0.6 **parking spaces** for each **dwelling unit** despite the permitted maximum in Table 200.5.10.1 for **dwelling units** in an **apartment building** in Parking Zone A; and
  - (ii) a minimum of 0.04 residential visitor **parking spaces** for each **dwelling unit**;
- (Q) Despite Regulation 200.5.1.10(2)(A), up to 10 percent of the provided **parking spaces** required by By-law 410-2024 may be reduced to a minimum length of 5.4 metres and minimum width of 2.4 metres;

- (R) Regulation 200.5.1.10(2)(D) regarding obstructions to the side of a **parking space** does not apply to **parking spaces** provided in accordance with (Q) above;
- (S) Despite Regulation 200.5.1.10(13), **parking spaces** may be accessed from a parking elevator and the parking elevator must have **driveway** access to a **street**, at the ground floor; and
- (T) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "architectural fins" means architectural and structural features measuring no more than 2.4 metres by 0.25 metres in the horizontal direction located within the Architectural Fin Zone as shown on Diagram 5 of By-law 410-2024.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 410-2024 ]

(199) Exception R 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1432-2011. [ By-law: 1249-2024 ]

(200) Exception R 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 10-22 Pauline Avenue, if the requirements of By-law 682-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below:
- (B) Despite Regulations 10.5.40.10(1) and 10.5.60.40(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 112.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 682-2024;
- (D) In addition to the equipment and **structures** on the roof of the **building** which may exceed the permitted maximum height for the **building**, as outlined by Regulation 10.5.40.10(3), the following equipment and **structures** may also project beyond the permitted maximum heights shown on Diagram 3 of By-law 682-2024:
- (I) **building** maintenance units, window washing equipment, built-up roof system, air conditioners, by a maximum of 1.0 metre;
- (II) parapets, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
- (III) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to a balcony, terrace and/or private rooftop amenity terrace, by a maximum of 2.5 metres;
- (E) Regulation 10.5.40.10(4), with respect to the horizontal limits on elements for the functional operation of a **building**, does not apply;
- (F) Regulation 10.5.50.10(4), with respect to **landscaping** requirements for a **lot** with an **apartment building**, does not apply;
- (G) Regulation 10.5.50.10(5), with respect to the requirement for an **apartment building** to provide a strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category, does not apply;
- (H) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** for all **buildings** and **structures** on the **lot** is 4,300 square metres;
- (I) Regulation 10.10.40.50(1), with respect to **amenity space** for an **apartment building**, does not apply;
- (J) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 682-2024;
- (K) Despite Regulations 10.5.40.50(2) and 10.5.40.60(1), a platform without **main walls**, such as a deck, porch, balcony or similar **structure**, attached to or within 0.3 metres of a **building**, does not need to comply with the required minimum **building setbacks** for the zone;

- (L) Despite Regulation 10.5.40.60(2)(B), a canopy, awning or similar **structure** that is not covering a platform may encroach into a required minimum **building setback** by a maximum of 5.0 metres in the **front yard**;
- (M) Despite Regulation 10.10.40.80(1), the minimum distance between **main walls** of the same **apartment building** is 1.1 metres;
- (N) Despite Regulation 10.5.60.20(2), there is no required minimum **rear yard setback** for **ancillary buildings**;
- (O) Regulations 10.5.60.20(3) and (4), with respect to required **side yard setbacks** and **setbacks** from the original centerline of a **lane** for **ancillary buildings**, do not apply;
- (P) Despite Regulation 10.5.60.50(2), the maximum floor area of all **ancillary buildings** or **structures** is 300 square metres;
- (Q) Regulation 10.5.80.10(2), with respect to **parking space** locations for an **apartment building**, does not apply;
- (R) Regulation 10.5.100.1(5), with respect to **driveway** access to an **apartment building**, does not apply;
- (S) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1(1), a maximum of 32 residential **parking spaces** are permitted;
- (T) Despite Article 200.15.10, no accessible **parking spaces** are required;
- (U) Despite Regulation 220.5.10.1(2), no **loading space** is required;
- (V) Despite Regulations 230.5.1.10(6) and (9), "long-term" **bicycle parking spaces** may be located outdoors; and
- (W) Despite Regulation 230.5.1.10(4)(B)(i) the minimum length or vertical clearance of a **bicycle parking space** if placed in a vertical position on a wall, **structure**, or mechanical device is 1.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 682-2024 ]

(201) Exception R 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 55-75 Brownlow Avenue, if the requirements of By-law 642-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 160.7 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulations 10.10.40.10(1)(A) and (B), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 642-2024; and
  - (i) for the purpose of this exception, a "tower" is the portion of a building which collectively enclose the entirety of a **storey** higher than 28.0 metres above the **established grade**;
- (D) Despite Regulations 10.5.40.10(2), (3) and (4) and 10.10.40.10(8), (9), (10) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 642-2024;
  - (i) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, machine room, chimneys equipment used for the functional operation of the building, flues, vents, by a maximum of 8.0 metres, if the total area of all such equipment, structures, or parts on the roof of the tower portion of the **building** cover no more than 75 percent of the area of the roof of the tower portion of the **building**, measured horizontally;
  - (ii) **structures** that enclose indoor **amenity space**, and **structures** that enclose, screen, or cover the equipment, **structures**, and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 8.0 metres, if the total area of all such enclosing, screening, or covering **structures** on the roof of the tower portion of the **building** cover no more than 80 percent of the area of the roof of the tower portion of the **building**, measured horizontally;
  - (iii) architectural features by a maximum of 8.0 metres;
  - (iv) parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
    - (a) despite (i) above, elements and structures associated with a **green roof**, may further exceed the permitted maximum height projections noted in (i) above, by a maximum of 2.0 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
  - (vi) planters, **landscaping** features, lighting fixtures, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;

- (vii) antennae and other communication equipment, flagpoles and satellite dishes, by a maximum of 3.5 metres; and
- (viii) trellises, pergolas, awnings, canopies, bollards, fences, guardrails, parapets, pipes, railings, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
  - (a) despite (viii) above, awnings and canopies may further exceed the permitted maximum height projections noted in (viii) above, by a maximum of 2.0 metres;
- (E) Despite Regulations 10.10.40.40.(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 100,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 99,071 square metres;
  - (ii) the required minimum **gross floor area** for **day nursery**, in Tower 'B' as shown in Diagram 3, is 929.0 square metres; and
  - (iii) the permitted maximum gross floor area for non-residential uses is 1,050 square metres;
- (F) Despite Regulation 10.10.40.50(1), **amenity space** must be provided at the following rate:
  - (i) at least 1.2 square metres for each **dwelling unit** in as indoor **amenity space**
  - (ii) a minimum required total of 1,150.0 square metres of outdoor **amenity space**, of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (G) A minimum required total of 344.1 square metres of outdoor **amenity space** must be provided for a **day nursery**; and must be in a location adjoining or directly accessible to the **day nursery**;
- (H) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** for **buildings** and **structures** are as shown in metres on Diagrams 3 of By-law 642-2024;
- (I) Despite Regulation 10.10.40.80(1), the required separation distance of **main walls** is as shown in metres on Diagram 3 of By-law 642-2024;
- (J) Despite Clauses 10.5.40.70 and 10.10.40.70, Regulation 10.10.40.80(1), and provisions (H) and (I) above, the required minimum **building setbacks** and **main wall** separation distances for **buildings** and **structures** on the **first floor**, are as shown in metres on Diagram 4 of By-law 642-2024;
- (K) Despite Regulation 10.10.40.30(1)(B), the permitted maximum **building depth** of an **apartment building** is as shown in metres on Diagram 3 of By-law 642-2024;
- (L) Despite Regulation 10.5.40.60 and provisions (H), (I), and (J) above, the following elements may encroach into the required **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and terraces, by a maximum of 3.0 metres;
  - (ii) balconies by a maximum of 2.0 metres;
    - (a) despite (ii) above, balconies projecting from the tower portion of the **building** are not permitted to encroach into required **main wall** separation distances in the same **lot**;
  - (iii) canopies and awnings, by a maximum of 3.5 metres;
  - (iv) exterior stairs, access ramps such as wheelchair ramps, underground garage ramps and their associated **structures**, and elevating devices, by a maximum of 3.0 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
  - (vii) eaves, by a maximum of 1.0 metres;
  - (viii) a dormer, by a maximum of 1.0 metres;
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres; and
  - (x) lighting fixtures, bicycle parking areas, fences and safety railings, planters, balustrades, bollards, landscape and public art features, by a maximum of 3.0 metres;
- (M) Despite regulation 10.5.50.10(4) and (G) above, in the Residential Zone category, the **lot** with an **apartment building** must have:
  - (i) a minimum of 20 percent of the area of the lot for landscaping;
- (N) Regulation 10.5.50.10 (5), with respect to **soft landscaping** required along any part of a **lot line** abutting another **lot** in the Residential Zone category, does not apply;

- (O) Despite Regulation 200.5.1.10(2)(A), a maximum of 25 percent of the total parking spaces provided, may have minimum dimensions of:
- (i) length of 5.1 metres;
  - (ii) width of 2.4 metres; and
  - (iii) vertical clearance of 1.7 metres;
- (P) Despite Regulations 200.15.1(1) and 200.15.1(3), accessible **parking spaces** must comply with the following provisions:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) a length of 5.6 metres;
    - (b) a width of 3.4 metres; and
    - (c) a vertical clearance of 2.1 metres;
  - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre-wide accessible barrier aisle or path;
- (Q) Regulation 200.5.1.10(2)(A)(iv), with respect to increased parking space width for obstructed parking spaces, does not apply;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a maximum of 0.02 spaces for each **dwelling unit** for residential visitors;
  - (ii) a maximum of 0.3 spaces for each bachelor **dwelling unit**;
  - (iii) a maximum of 0.5 for each one bedroom **dwelling unit**;
  - (iv) a maximum of 0.8 for each two bedroom **dwelling unit**;
  - (v) a maximum of 1.0 for each three or more bedroom **dwelling unit**; and
  - (vi) 0 **parking spaces** are required for non-residential uses;
- (S) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
- (i) length of 1.65 metres;
  - (ii) width of 0.2 metres; and
  - (iii) vertical clearance of 1.0 metres;
- (T) Despite Regulations 230.5.1.10(4)(A) and (C), and (S) above, the required minimum dimensions of a **stacked bicycle parking space** are;
- (i) length of 1.65 metres;
  - (ii) width of 0.2 metres; and
  - (iii) vertical clearance of 1.0 metres for each **stacked bicycle parking space**;
- (U) Despite regulation 230.5.1.10(9), "long term" **bicycle parking spaces** may be located on or below the second **storey** of the building including within a secured room or enclosure or unenclosed space, or combination thereof;
- (V) Despite regulation 230.10.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance;
- (W) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (X) Despite regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;
  - (iii) 0 "long term" **bicycle parking spaces** are required for non-residential uses;
  - (iv) 0 "short-term" **bicycle parking spaces** are required for non-residential uses; and
  - (v) 6 **bicycle parking spaces** are required for a **day nursery**;
- (Y) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;

- (iii) an additional 10 percent of the total number of dwelling units will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
  - (iv) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
  - (v) **dwelling units**, as described in (Y)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
  - (vi) if the calculation of the number of required **dwelling units** in (Y)(i) to (iii) above results in a number with a fraction, the number must be rounded up to the nearest whole number;
- (Z) Despite (Y) above, 121 "rental replacement dwelling units" shall not be included in the calculation of the number of two or three bedroom dwelling units required in (Y) above;
- (AA) For the purpose of this exception, each word or expression that is in bold font in this exception shall have the same meaning as each word or expression as defined in Chapter 800 of this By-law, as amended, except for the following:
- (i) "Car share" means the practice where a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental;
  - (ii) "Car share parking space" means a **parking space** exclusively reserved and actively and signed for a **vehicle** used only for "car share" purposes; and
  - (iii) "Rental Replacement Dwelling Unit" means a **dwelling unit** which is rented or available for rent pursuant to the Residential Tenancies Act but does not include a condominium-registered unit or a life-lease or co-ownership unit as defined in City of Toronto Municipal Code Chapter 667, Residential Rental Property Demolition and Conversion Control;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 642-2024 ]

(208) Exception R 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **rear yard setback** of the **building** is 12.0 metres; and
- (B) A minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, must be used for **soft landscaping**. [TO: 438-86; 12 (2) 16]

Prevailing By-laws and Prevailing Sections: (None Apply)

(209) Exception R 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **rear yard setback** is 12.0 metres;
- (B) A minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, must be used for **soft landscaping**; and [TO: 438-86; 12 (2) 16]
- (C) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

Prevailing By-laws and Prevailing Sections: (None Apply)

(213) Exception R 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, the following also applies:
  - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and

(ii) the minimum **side yard setback** for a **duplex** or for the exterior of two attached **duplex residential buildings** is 3.0 metres; [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 183]

(B) The minimum **lot frontage** for a **lot** with a **detached house** or a **duplex** is 12.0 metres; and [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix "B"]

(C) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 183 of former City of Toronto By-law 438-86.

(216) Exception R 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections: (None Apply)

(219) Exception R 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 359-377 Roehampton Avenue, City of Toronto by-law 85-2010(OMB). [ By-law: 616-2025 ]

(221) Exception R 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres. [TO: 438-86; 12(2) 199]

Prevailing By-laws and Prevailing Sections:

(A) On 741 Broadview Ave., former City of Toronto by-law 355-73. [ By-law: 348-2021 ]

(230) Exception R 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands, former City of Toronto by-law 1996-0317.

(234) Exception R 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(235) Exception R 235



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 289 of former City of Toronto By-law 438-86.

(242) Exception R 242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 318 of former City of Toronto By-law 438-86.

(246) Exception R 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) Required **parking spaces** for a **dwelling unit** must be located within a **building or structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 51(a) of former City of Toronto By-law 438-86.

(248) Exception R 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 63 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 227 of former City of Toronto By-law 438-86.

(252) Exception R 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type; and [TO: 438-86; 12 (2) 8]

(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(256) Exception R 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is permitted, if:

- (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
- (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**. [TO: 438-86; 12 (2) 80]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 259 of former City of Toronto By-law 438-86.

(258) Exception R 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7); and
- (B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(265) Exception R 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5).

Prevailing By-laws and Prevailing Sections: (None Apply)

(267) Exception R 267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 244 of former City of Toronto By-law 438-86.

(278) Exception R 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, and the following also applies:
  - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
  - (ii) the minimum **side yard setback** for a **duplex** or for the exterior of two attached **duplex residential buildings** is 3.0 metres. [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 217]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 217 of former City of Toronto By-law 438-86.

(282) Exception R 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) An office is permitted; and [TO: 438-86; 6(1)(f)(b)(iv)]
- (C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 227 of former City of Toronto By-law 438-86.

(285) Exception R 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (1) 271 of former City of Toronto By-law 438-86.

(290) Exception R 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 74 Roncesvalles Ave. in 1992, a **personal service shop** is permitted, if:
  - (i) the remaining portion of the **building** contains one **dwelling unit**; and
  - (ii) the regulations of this By-law are complied with. [TO: 438-86; 12 (1) 339]

Prevailing By-laws and Prevailing Sections:

- (A) On 130 Grenadier Rd., former City of Toronto by-law 95-0339;
- (B) On 314 Roncesvalles Ave., City of Toronto by-law 479-2010 and Section 12(1) 484, former City of Toronto By-law 438-86; and
- (C) Section 12(1) 231(b) of former City of Toronto By-law 438-86. [ By-law: 1675-2013 ]

(296) Exception R 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 15 Callender St., City of Toronto by-law 66-04;
- (B) On 61 Harvard Ave., City of Toronto by-law 871-05;
- (C) On or between the odd numbered addresses of 1-19 Lukow Ter., the even numbered addresses of 2-20 Lukow Ter., 252 MacDonell Ave., 272 MacDonell Ave., the even numbered addresses of 274-276 MacDonell Ave., 17 Wabash Ave., 22R Wright Ave., former City of Toronto by-law 97-0247;
- (D) On 86 Pearson Ave., City of Toronto by-law 72-04;
- (E) On 10 Sorauren Ave., City of Toronto by-law 65-04;
- (F) On 13 Sorauren Ave., City of Toronto by-law 519-03;
- (G) On 108 Sorauren Ave., City of Toronto by-law 265-06;
- (H) On 62 Triller Ave., City of Toronto by-law 62-04; and
- (I) On 77 Wright Ave., City of Toronto by-law 179-71.

(298) Exception R 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 78 Coleman Ave., former City of Toronto by-law 423-76;
- (B) On 88 Coleman Ave., former City of Toronto by-law 424-76; and
- (C) On 314 Main St., former City of Toronto by-law 95-0454.

(299) Exception R 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 152 Ashdale Ave., former City of Toronto by-law 687-78.

(304) Exception R 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 57 Cowan Ave., City of Toronto by-law 941-01;
- (C) On 93 Cowan Ave., City of Toronto by-law 718-02;
- (D) On 94 Cowan Ave., City of Toronto By-law 259-05;
- (E) On 100 Cowan Ave., City of Toronto by-law 489-04;
- (F) On 157 Dunn Ave., former City of Toronto by-law 94-0004;
- (G) On 18 Spencer Ave., City of Toronto by-law 769-2006;
- (H) On 102 Spencer Ave., City of Toronto by-law 669-01;
- (I) On 116 Spencer Ave., City of Toronto by-law 70-04;
- (J) On 120 Spencer Ave., City of Toronto by-law 486-04;
- (K) On 122 Spencer Ave., City of Toronto by-law 487-04;
- (L) On 22 Springhurst Ave., City of Toronto by-law 531-03;
- (M) On 15 Temple Ave., City of Toronto by-law 700-00;
- (N) On 5 Thornburn Ave., City of Toronto by-law 548-01;
- (O) On 15 Thornburn Ave., City of Toronto by-law 769-2006;
- (P) On 22 Thornburn Ave., being City of Toronto by-law 484-04; and
- (Q) On 24 Thornburn Ave., City of Toronto by-law 485-04.

(306) Exception R 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 372 Kingswood Rd., former City of Toronto by-law 254-72.

(309) Exception R 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 16-20 Kimberley Ave, City of Toronto by-law 169-06.

(312) Exception R 312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 40 Ainsworth Rd., former City of Toronto by-law 323-85;
- (B) On or between the odd numbered addresses of 19-23 Canning Ave., the even numbered addresses of 20-24 Canning Ave., former City of Toronto by-law 376-78; and
- (C) On 21R Pretoria Ave., City of Toronto by-law 250-08.

(313) Exception R 313

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 39 Beaty Ave., City of Toronto by-law 624-01;
- (C) On 40 Beaty Ave., City of Toronto by-law 428-01;
- (D) On 42 Beaty Ave., City of Toronto by-law 67-04;
- (E) On 71 Beaty Ave., former City of Toronto by-law 374-84;
- (F) On 15 Wilson Park Rd., City of Toronto by-law 266-06;
- (G) On 59 Wilson Park Rd., City of Toronto by-law 476-2010;
- (H) On 69 Wilson Park Rd., City of Toronto by-law 474-2010; and
- (I) On 70 Wilson Park Rd., City of Toronto by-law 64-04.

(314) Exception R 314

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 6 and 16 Plymouth Avenue, City of Toronto by-law 545-2005.

(316) Exception R 316

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 13 Kerr Rd., former City of Toronto by-law 487-78.

(318) Exception R 318

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 143 Dowling Ave., City of Toronto by-law 107-03;

- (C) On 181 Dowling Ave., City of Toronto by-law 257-02;
- (D) On 14 Maynard Ave., City of Toronto by-law 424-01;
- (E) On 20 Maynard Ave., City of Toronto by-law 426-01;
- (F) On 22 Maynard Ave., former City of Toronto by-law 473-93;
- (G) On 26 Maynard Ave., City of Toronto by-law 550-01; and
- (H) On 28 Maynard Ave., City of Toronto by-law 109-03.

(322) Exception R 322

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the even numbered addresses of 700-706 Coxwell Ave., the odd numbered addresses of 701-719 Coxwell Ave., former City of Toronto by-law 145-72;
- (B) On or between the odd numbered addresses of 49-51 Donlands Ave., former City of Toronto by-law 678-84;
- (C) On 27 Eaton Ave., former City of Toronto by-law 198-77; and
- (D) On or between the odd numbered addresses of 137-145 Strathmore Blvd., former City of Toronto by-law 187-71.

(324) Exception R 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 164 Close Ave., City of Toronto by-law 117-02;
- (C) On 149 Cowan Ave., City of Toronto by-law 423-01;
- (D) On 156 Cowan Ave., City of Toronto by-law 364-02;
- (E) On or between the even numbered addresses of 176-186 Cowan Ave., former City of Toronto by-law 249-91;
- (F) On 220 Cowan Ave., 245 Dunn Ave., former City of Toronto by-law 284-69;
- (G) On 300 Dufferin St., 9 Gwynne Ave., former City of Toronto by-law 785-77;
- (H) On 189 Dunn Ave., City of Toronto by-law 260-05;
- (I) On 196 Dunn Ave., City of Toronto by-law 208-03;
- (J) On 198 Dunn Ave., City of Toronto by-law 1046-01;
- (L) On 216 Dunn Ave., City of Toronto by-law 1049-01;
- (M) On 11 Elm Grove Ave., City of Toronto by-law 103-03;
- (N) On 11A Elm Grove Ave., City of Toronto by-law 105-03;
- (O) On or between the odd numbered addresses of 57-59 Elm Grove Ave., City of Toronto by-law 1209-09;
- (P) On 59 Gwynne Ave., City of Toronto by-law 68-04;
- (Q) On 70 Melbourne Ave., City of Toronto by-law 473-2010; and
- (R) On 74 Melbourne Ave., City of Toronto by-law 697-00.
- (K ) On 203 Dunn Ave., City of Toronto by-law 1048-01;

(326) Exception R 326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 20 Trent Ave., former City of Toronto by-law 117-91.

(329) Exception R 329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 323 of former City of Toronto By-law 438-86.

(332) Exception R 332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 5-7A Brandon Ave., former City of Toronto by-law 157-82.

(334) Exception R 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands east of Pacific Avenue, former City of Toronto By-laws 171-67, and 188-71; and
- (B) Former City of Toronto By-law 22318. [ By-law: 1675-2013 ]

(338) Exception R 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 363 Albany Ave., former City of Toronto by-law 48-85; and
- (B) On 645 Davenport Rd., former City of Toronto by-law 20626.

(339) Exception R 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 2 Glenavon Rd., City of Toronto by-law 212-03; and
- (C) On 5 Glenavon Rd., City of Toronto by-law 471-2010.

(341) Exception R 341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 50 Cambridge Ave., former City of Toronto by-law 22260.

(343) Exception R 343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 52 High Park Ave., and the odd numbered addresses of 51-59 Quebec Ave., former City of Toronto by-law 22621.

(344) Exception R 344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 71-81 Edgewood Ave., the odd numbered addresses of 5-31 Kellner Crt., the even numbered addresses of 6-32 Kellner Crt., former City of Toronto by-law 234-81.

(346) Exception R 346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 75 Dowling Ave., the odd numbered addresses of 107-127 Springhurst Ave., former City of Toronto by-law 82-87;
- (C) On 114 Springhurst Ave., City of Toronto by-law 546-01; and
- (D) On 155 Springhurst Ave., City of Toronto by-law 546-01.

(349) Exception R 349

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 515 Parkside Dr., former City of Toronto by-law 280-86.

(351) Exception R 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections: (None Apply)

(352) Exception R 352

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 717 Broadview Ave., a **municipal shelter** is permitted. [TOR: 138-2003]

Prevailing By-laws and Prevailing Sections:



(A) On 717 Broadview Ave., former City of Toronto by-law 307-68.

(354) Exception R 354

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 1-43 Cannes Circle, the even numbered addresses of 2050-2136 St. Clair Ave. W., 2140 St. Clair Ave. W., the even numbered addresses of 2146-2204 St. Clair Ave. W., the odd numbered addresses of 1-155 Tarragona Blvd., the even numbered addresses of 34-154 Tarragona Blvd., the even numbered addresses of 36-158 Viella St., 39-159 Viella St., City of Toronto by-law 383-99.

(356) Exception R 356

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:

- (i) 7.5 metres for a **detached house**;
- (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**;
- (iii) 10.5 metres for a **duplex**, and if a **duplex** is attached to one other **duplex** on an adjacent **lot** in the same zone, the minimum **lot frontage** for each **lot** is 7.5 metres; and
- (iv) 10.5 metres for a **triplex**, and if a **triplex** is attached to one other **triplex** on an adjacent **lot** in the same zone, the minimum **lot frontage** for each **lot** is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix "B"]

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 1-15 Balmy Ave., 20 Balmy Ave., the even numbered addresses of 6-18 Balmy Ave., the odd numbered addresses of 3-23 Glenfern Ave., the even numbered addresses of 4-30 Glenfern Ave., the even numbered addresses of 412-424 Lake Front, the odd numbered addresses of 1-79 Silver Birch Ave., the even numbered addresses of 4-66 Silver Birch Ave., the odd numbered addresses of 23-71 Willow Ave., the even numbered addresses of 50-80 Willow Ave., former City of Toronto by-law 423-80.

(357) Exception R 357

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 235-241 Woodbine Ave., former City of Toronto by-law 464-81.

(358) Exception R 358

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 55 Howard Park Ave., former City of Toronto by-law 46-69.

(359) Exception R 359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 19-29 Maughan Cres., City of Toronto by-law 507-09.

(360) Exception R 360

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 17 McCormack St., former City of Toronto by-law 661-91.

(361) Exception R 361

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 18A-22 Osler St., 24 Osler St., the even numbered addresses of 26-62 Osler St., 62R Osler St., the even numbered addresses of 64-84 Osler St., City of Toronto by-law 831-00.

(364) Exception R 364

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, a parking facility is permitted, if:

(i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and

(ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; [TO: 438-86; 12 (2) 80]

(B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**;

(C) The minimum **front yard setback** is 6.0 metres; and

(D) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86.

(377) Exception R 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands known as 33 Jackes Ave. in a **building** that existed on the **lot** on May 27, 1963, an office is permitted, if it is:

(i) a medical office;

(ii) an office of a professional person;

(iii) an office of a **non-profit organization**; or

(iv) a business administration office; [TO:438-86; 12(1) 43]

(B) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:

(i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and

(ii) the required parking is provided in a garage or area on the **lot**; and [TO: 438-86; 12(2) 192]

(C) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) On 33 Jackes Ave., former City of Toronto by-law 441-86.

(380) Exception R 380

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections: (None Apply)

(388) Exception R 388

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (C) On 338 Jarvis St., former City of Toronto by-law 247-87;
- (D) On 340 Jarvis St., former City of Toronto by-laws 534-80 and 643-88;
- (E) On 281 Mutual St., City of Toronto by-law 716-01; and
- (F) On 95 WOOD ST, former City of Toronto by-law 364-92.

(403) Exception R 403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5).

Prevailing By-laws and Prevailing Sections: (None Apply)

(405) Exception R 405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 154 of former City of Toronto By-law 438-86.

(407) Exception R 407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On the lands known municipally as 123 Coxwell Ave. in 1993, Section 12(1) 309 of former City of Toronto By-law 438-86.

(418) Exception R 418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).
- (B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 4.5 metres for a **detached house**;
  - (ii) 4.5 metres for each **dwelling unit** in a **semi-detached house**;
  - (iii) 4.5 metres for a **duplex**;
  - (iv) 4.5 metres for a **triplex**; and
  - (v) 4.5 metres for each **dwelling unit** in a **townhouse**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) On or between the even numbered addresses of 90-92 Knox Ave., former City of Toronto by-law 664-77;
- (B) On 1363 Queen St. E., former City of Toronto by-law 721-81; and
- (C) On 137 Sears St., former City of Toronto by-law 341-91.

(424) Exception R 424

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 421-2017 ]

(427) Exception R 427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 61 Pelham Park Gdns., former City of Toronto by-law 22946.

(428) Exception R 428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 453 Broadview Ave. in 1973, Section 12(1) 60 of former City of Toronto By-law 438-86; and
- (B) On 655 Broadview Ave., 10 Hogarth Ave., former City of Toronto by-law 54-67.

(433) Exception R 433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 323 of former City of Toronto By-law 438-86; and

(B) On 330 Spadina Rd., City of Toronto by-law 470-05.

(434) Exception R 434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 2A-2C Beatrice St., the even numbered addresses of 982-984 Dundas St. W., City of Toronto by-law 569-00.

(435) Exception R 435

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 2110 Dundas St. E., the odd numbered addresses of 15-17 Edgewood Ave., the even numbered addresses of 112-126 Kingston Rd., City of Toronto by-law 673-2005.

(436) Exception R 436

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 700 Huron St. and 380 MacPherson Ave., City of Toronto by-law 758-2006.

(438) Exception R 438

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 720 Bathurst St., former City of Toronto by-law 818-87.

(439) Exception R 439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; and [ By-law: 549-2019 ]

(B) On 75 Dowling Ave., the odd numbered addresses of 107-127 Springhurst Ave., former City of Toronto by-law 82-87.

(440) Exception R 440

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7); and
- (B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 4.5 metres for a **detached house**;
  - (ii) 4.5 metres for each **dwelling unit** in a **semi-detached house**;
  - (iii) 4.5 metres for a **duplex**;
  - (iv) 4.5 metres for a **triplex**; and
  - (v) 4.5 metres for each **dwelling unit** in a **townhouse**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) On or between the even numbered addresses of 962-968 Eastern Ave., City of Toronto by-law 858-07.

(449) Exception R 449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7); and
- (B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 4.5 metres for a **detached house**;
  - (ii) 4.5 metres for each **dwelling unit** in a **semi-detached house**;
  - (iii) 4.5 metres for a **duplex**;
  - (iv) 4.5 metres for a **triplex**; and
  - (v) 4.5 metres for each **dwelling unit** in a **townhouse**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 180 of former City of Toronto By-law 438-86; and
- (B) On or between the odd numbered addresses of 1-23 Brick Crt., the even numbered addresses of 2-24 Brick Crt., 25 Brick Crt., the odd numbered addresses of 41-49 Leslie St., former City of Toronto by-law 448-92.

(451) Exception R 451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for a **dwelling unit** must be located within a **building or structure**; [TO: 438-86; 12(2) 210 (ii)]
- (C) The lands must comply with exception 900.2.10(7); and
- (D) A private racquet **club** and office uses are also permitted at 30 and 40 Price St.

Prevailing By-laws and Prevailing Sections:

- (A) On 30 Price St., former City of Toronto by-law 816-77.

(453) Exception R 453

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(456) Exception R 456

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 580 and 582 Church St. in 1979, a **building** that existed on the lands on May 1, 1979 may be used as an **eating establishment**; and [TO: 438-86; 12 (1) 105]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(459) Exception R 459

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof; and [TO: 438-86; 12 (1) 116]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 233 of former City of Toronto By-law 438-86; and
- (B) On 169 John St., City of Toronto by-law 114-05.

(466) Exception R 466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 331 of former City of Toronto By-law 438-86; and
- (B) On the odd numbered addresses of 135-137 Weston Rd., City of Toronto by-law 886-03.

(471) Exception R 471

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(485) Exception R 485

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) On 50 Hillsboro Ave., former City of Toronto by-law 22405; and
- (B) On 94 Belmont St., former City of Toronto by-law 479-75.

(488) Exception R 488

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections: (None Apply)

(491) Exception R 491

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
- (B) On 251 Sherbourne St., former City of Toronto by-law 157-74.

(494) Exception R 494

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) On 853 Richmond St. W., City of Toronto by-law 776-07.

(498) Exception R 498

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(501) Exception R 501

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and



(B) On 25 St. Mary St., former City of Toronto by-law 21875.

(504) Exception R 504

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(512) Exception R 512

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and

(B) On 33 Charles St. E., the even numbered addresses of 30-34 Isabella St., City of Toronto by-law 235-04.

(513) Exception R 513

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86; and

(B) On 100 Maitland St., former City of Toronto by-law 269-69.

(516) Exception R 516

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4); and

(B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 66 of former City of Toronto By-law 438-86; and

(B) Section 12(1) 434 of former City of Toronto By-law 438-86.

(517) Exception R 517

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4); and

(B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (C) On 130 Gerrard St. E., the even numbered addresses of 12-18 Horticultural Ave., 337 Jarvis St., City of Toronto by-law 8-00.

(518) Exception R 518

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 259 of former City of Toronto By-law 438-86.

(520) Exception R 520

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 6.0 metres; and
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(521) Exception R 521

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
  - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
  - (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]
- (B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)

(522) Exception R 522

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 710-714 Spadina Ave., an **apartment building** is a permitted **building** type, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
  - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and

- (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections: (None Apply)

(523) Exception R 523

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is a permitted **building** type, if:

- (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
- (ii) the **building lot coverage** does not exceed 50%;
- (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
- (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
- (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(526) Exception R 526

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 98 and 100 Dupont St. in 1983, an office is permitted if it is in a **building** that existed on the **lot** on May 30, 1983. [TO: 438-86; 12 (1) 247]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(527) Exception R 527

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 325 St. George St. in 1983, a **retail store** for the purpose of a variety or smoke shop is permitted, if:

- (i) it is located on the **first floor** of the **building**; and
- (ii) it is in the **building** that existed on the lands on May 30, 1983. [TO: 438-86; 12 (1) 248]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(529) Exception R 529

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On the lands municipally known as 123 Spadina Rd., 221-225 St. George St. and 251 St. George St. in 1983, a **nursing home, residential care home, retirement home, or seniors community house** are permitted if the **building** or additions to the **building** comply with the other regulations of this By-law. [TO: 438-86; 12(1) 250]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(530) Exception R 530

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands a **custom workshop**, artist's studio, or office, are permitted if they comply with the other regulations of this By-law; [TO: 438-86; 12 (1) 257(a)]
- (B) On the lands municipally known as 385 Madison Ave. and 497 Davenport Rd. in 1983, a **custom workshop**, artist's studio, or office, are permitted if they comply with the other regulations of this By-law; and [TO: 438-86; 12 (1) 257(b)]
- (C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)

(532) Exception R 532

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **production studio** is permitted. [TO: 438-86; 12(1) 275]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands known municipally as 567 Dupont St. in 1992, Section 12(1) 303 of former City of Toronto By-law 438-86.

(536) Exception R 536

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 1-43 Cannes Circle, the even numbered addresses of 2050-2136 St. Clair Ave. W., 2140 St. Clair Ave. W., the even numbered addresses of 2146-2204 St. Clair Ave. W., the odd numbered addresses of 1-155 Tarragona Blvd., the even numbered addresses of 34-154 Tarragona Blvd., the even numbered addresses of 36-158 Viella St., the odd numbered addresses of 39-159 Viella St., City of Toronto by-law 383-99.

(538) Exception R 538

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 707 Eglinton Ave. W. and 717 Eglinton Ave. W. in 1968, an **apartment building** is a permitted **building** type; [TO: 438-86; 12 (1) 316]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections: (None Apply)

(539) Exception R 539

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 600 Eglinton Ave. W., 660 Eglinton Ave. W., 740 Eglinton Ave. W. and 780 Eglinton Ave. W. in 1968, an **apartment building** is a permitted **building** type; [TO: 438-86; 12 (1) 316]

- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections: (None Apply)

(540) Exception R 540

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, the minimum **side yard setback** is 3.0 metres; [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 272]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (C) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
- (i) 10.5 metres for a **detached house**; and
  - (ii) 15.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 272 of former City of Toronto By-law 438-86.

(542) Exception R 542

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320] [ By-law: 607-2015 ]
- (B) The minimum **lot frontage** for a **lot** with a **detached house** is 15.0 metres. [TO:438-86; 6(3), Part VII, 1.(i) and Appendix "B"] [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 304 Lonsdale Rd. in 1998, Section 12(1) 446 of former City of Toronto By-law 438-86.

(543) Exception R 543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 765 and 777 Eglinton Ave. W. and 130 Old Forest Hill Rd. in 1968, an **apartment building** is a permitted **building** type; and [TO: 438-86; 12 (1) 316]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections: (None Apply)

(545) Exception R 545

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

- (A) On 130 Ridelle Ave., former City of Toronto by-law 194-75.

(546) Exception R 546

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
- (i) it is located in the **basement** or on the **first floor** of a detached dwelling that such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst St. [TO: 438-86; 12(2) 274]

Prevailing By-laws and Prevailing Sections: (None Apply)

(547) Exception R 547

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 327 of former City of Toronto By-law 438-86.

(548) Exception R 548

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 549-2019 ]

(549) Exception R 549

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86.

(552) Exception R 552

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 130-92; and

(B) On the lands municipally known as 315, 323, 327 & 329 Albany Ave. in 1992, Section 12(1) 367 of former City of Toronto By-law 438-86.

(554) Exception R 554

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) Section 12(5)(h) of former City of Toronto By-law 438-86; and
- (C) On 74 Mc Gill St., former City of Toronto by-law 151-78.

(555) Exception R 555

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(558) Exception R 558

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 461 of former City of Toronto By-law 438-86.

(559) Exception R 559

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 504 Jarvis St. in 1979, in a **building** that existed on the **lot** on June 30, 1979, the following uses are permitted:

- (i) **eating establishment,**
- (ii) **take-out eating establishment,**
- (iii) **retail store** that is a caterer's shop,
- (iv) office,
- (v) **art gallery,**
- (vi) **museum,**
- (vii) **place of assembly,**
- (viii) **private school,** and
- (ix) **club;**

[TO: 43886; 12 (1) 65]

(B) The lands must comply with exception 900.2.10(4); and

(C) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(561) Exception R 561

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) **Retail store, personal service shop, eating establishment, take-out eating establishment, or art gallery** are permitted, if:

- (i) the principal entrance to the use is located within 5.0 metres of the lot's **front lot line** or the required front **building setback**;
- (ii) the principal entrance to the use is located on a **building** wall that is within an 85 degree angle of the **front lot line**;
- (iii) the level of the floor of the principal entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance; and
- (iv) a maximum of 15.0 metres of the building's **front wall** may be used for **club, place of assembly, community centre, or financial institution**; and [TO: 438-86; 12 (1) 87]

(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections: (None Apply)

(563) Exception R 563

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands municipally known as 43 Wellesley St. E. in 1979, a **hospital** is permitted, if:

- (i) the **gross floor area** of the **hospital** does not exceed the **gross floor area** of the **building** that existed on the **lot** on March 31, 1979;
- (ii) the height of the **building** does not exceed 30.5 metres;
- (iii) the amount of **landscaping** that existed on the **lot** on March 31, 1979 is not reduced; and
- (iv) the **building setbacks** are not less than that required for **residential buildings** in the R zone; and [TO: 438-86; 12 (1) 95]

(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(570) Exception R 570

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections: (None Apply)

(573) Exception R 573

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and [TO: 438-86; 12(2) 142]
- (B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:



- (i) 13.5 metres for a **detached house**;
- (ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**;
- (iii) 13.5 metres for a **duplex**;
- (iv) 13.5 metres for a **triplex**;
- (v) 30.0 metres for an **apartment building**; and
- (vi) a minimum of 27 metres in total for a **townhouse building** with 3 **dwelling units**, of which the minimum **lot frontage** for the middle **dwelling unit** is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections: (None Apply)

(575) Exception R 575

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands north of Constance St., the minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 12.0 metres for a **detached house**;
  - (ii) 12.0 metres for each **dwelling unit** in a **semi-detached house**;
  - (iii) 12.0 metres for a **duplex**; and
  - (iv) 24.0 metres for a **fourplex**, and if one **fourplex** is situated on two **lots**, the minimum **lot frontage** for each of those **lots** is 12.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 175 of former City of Toronto By-law 438-86; and
- (B) Section 12(1) 231(b) of former City of Toronto By-law 438-86.

(576) Exception R 576

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 86 Silver Birch Ave. in 1987, the minimum yard **building setback** from Queen St. E. is 6.0 metres; and [TO: 438-86; 12(2)185 (i)]
- (B) On the lands municipally known as 86 Silver Birch Ave. in 1987, no **vehicle** may be parked within 6.0 metres of the **lot line** abutting Queen St. E. [TO: 438-86; 12(2)185 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) On 86 Silver Birch Ave., former City of Toronto by-law 423-80.

(591) Exception R 591

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for a **dwelling unit** must be located within a **building or structure**; [TO: 438-86; 12(2) 210 (ii)]
- (C) The lands must comply with exception 900.2.10(5); and
- (D) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 9.0 metres for a **detached house**;
  - (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**; and
  - (iii) 12.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) On or between the even numbered addresses of 38-64 Astley Ave., the odd numbered addresses of 47-79 Astley Ave., 69 Standish Ave., 74 Standish Ave., former City of Toronto by-law 575-79.

(594) Exception R 594

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 217 of former City of Toronto By-law 438-86; and
- (B) On or between the odd numbered addresses of 43-49 Edgewood Ave., the odd numbered addresses of 1-17 Fitzgerald Mews, the even numbered addresses of 2-24 Fitzgerald Mews, former City of Toronto by-law 94-0576.

(596) Exception R 596

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 257 of former City of Toronto By-law 438-86.

(597) Exception R 597

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86.

(604) Exception R 604

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections: (None Apply)

(605) Exception R 605

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 5 of former City of Toronto By-law 438-86.

(609) Exception R 609

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands a **custom workshop**, artist's studio, or office, is permitted; and [TO: 438-86; 12 (1) 257(a)]

(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)

(610) Exception R 610

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7); and

(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(611) Exception R 611

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7); and

(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) On 62 Dawes Rd., former City of Toronto by-law 565-91.

(614) Exception R 614

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]

(B) The lands must comply with exception 900.2.10(7); and

(C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(619) Exception R 619

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands a **custom workshop**, artist's studio, or office, are permitted if they comply with the other regulations of this By-law; [TO: 438-86; 12 (1) 257(a)]

(B) On the lands municipally known as 250 Madison Ave. in 1983, office is permitted if the **gross floor area** of the office portion of the **building** does not result in a floor space index that exceeds 1.75; [TO: 438-86; 12 (1) 264]

(C) On the lands municipally known as 271 Spadina Rd., office is permitted if:

(i) the **building** does not exceed five **storeys**;

(ii) the **gross floor area** of the **building** does not exceed 3,623 square metres; and

(iii) a minimum of 36 **parking spaces** are provided on the **lot**; and [TO: 438-86; 12 (1) 265]

(D) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)

(620) Exception R 620

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands a **custom workshop**, artist's studio, or office, is permitted; and [TO: 438-86; 12 (1) 257(a)]
- (B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(621) Exception R 621**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5);
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (C) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 7.5 metres for a **detached house**;
  - (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**; and
  - (iii) 15.0 metres for a **duplex**; and [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']
- (D) Despite (A), on the lands municipally known as 25 and 30 Thelma Ave., an **apartment building** is a permitted **residential building** type. [TO: 438-86; 12 (1) 319]

Prevailing By-laws and Prevailing Sections: (None Apply)

**(623) Exception R 623**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (B) The lands must comply with exception 900.2.10(5).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(625) Exception R 625**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5);
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (C) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a detached dwelling that such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst St.; and [TO: 438-86; 12(2) 274]
- (D) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 10.5 metres for a **detached house**;
  - (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**; and
  - (iii) 15.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections: (None Apply)

**(639) Exception R 639**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4);
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**; and
- (C) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
- (B) On 286 George St. and 300 George St., former City of Toronto by-law 487-91.

(640) Exception R 640

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is permitted, if:
  - (i) it is located on the same **lot** as a **residential building**, **non-residential building**, or a **mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; [TO: 438-86; 12 (2) 80]
- (B) The lands must comply with exception 900.2.10(4);
- (C) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**; and
- (D) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86.

(644) Exception R 644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(660) Exception R 660

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7);
- (B) On the lands municipally known as 620 Church St. in 1974, a **retail store** that is used as a tuck shop and a **personal service shop** that is used as a dry cleaning depot are permitted on the **lot**, if:
  - (i) the **interior floor area** of the combined uses is no greater than 37.0 square metres;
  - (ii) the uses are located on the **first floor** of the north tower of the **building** that existed on the **lot** in 1974;
  - (ii) the pedestrian entrance to the uses are only internal to the **building**; and

- (iii) no portion of the exterior of the **building** or windows can be used for signage for the uses.[TO: 438-86; 12 (1) 62]

Prevailing By-laws and Prevailing Sections:

- (A) On 620 Church St., 66 Isabella St., former City of Toronto by-law 242-68.

(661) Exception R 661

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 500 Sherbourne St. in 1979, a **building** or **structure** that existed on the lands on May 1, 1979 may be used as a **hospital**; and [TO: 438-86; 12 (1) 101]  
(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and  
(B) On 500 Sherbourne St., City of Toronto by-law 1072-05.

(665) Exception R 665

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 495 Sherbourne St. in 1979, **public parking** is permitted, if the use is operated either by or on behalf of the owners of the lands municipally known in 1979 as 331 and 349 Sherbourne St.; and [TO: 438-86; 12 (1) 97]  
(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86.

(668) Exception R 668

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 338 of former City of Toronto By-law 438-86; and  
(B) On lands municipally known as 80 and part of 100 Turnberry Ave., City of Toronto by-law 153-2005.

(670) Exception R 670

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 451-515 Rosewell Ave., City of Toronto by-law 942-2002.

(671) Exception R 671

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:  
(i) 10.5 metres for a **detached house**;

- (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**;
- (iii) 10.5 metres for a **duplex**, and if a **duplex** is attached to one other **duplex** on an adjacent **lot** in the same zone, the minimum **lot frontage** for each **lot** is 7.5 metres;
- (iv) 10.5 metres for a **triplex**, and if a **triplex** is attached to one other **triplex** on an adjacent **lot** in the same zone, the minimum **lot frontage** for each **lot** is 7.5 metres; and
- (v) 7.5 metres for each **dwelling unit** in a **townhouse**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) On 19 Beech Ave., former City of Toronto by-law 50-81, and Section 12(1) 240 of former City of Toronto By-law 438-86.

(674) Exception R 674

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 15.0 metres for a **detached house**;
  - (ii) 15.0 metres for each **dwelling unit** in a **semi-detached house**;
  - (iii) 15.0 metres for a **duplex**; and
  - (iv) 30.0 metres for a **fourplex**, and if one **fourplex** is situated on two **lots**, the minimum **lot frontage** for each of those **lots** is 15.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 175 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 231(b) of former City of Toronto By-law 438-86.

(675) Exception R 675

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 9.0 metres for a **detached house**;
  - (ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**;
  - (iii) 9.0 metres for a **duplex**; and
  - (iv) 18.0 metres for a **fourplex**, and if one **fourplex** is situated on two **lots**, the minimum **lot frontage** for each of those **lots** is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 175 of former City of Toronto By-law 438-86;
- (B) On 387 Parkside Dr., former City of Toronto by-law 767-83; and
- (C) Section 12(1) 231(b) of former City of Toronto By-law 438-86.

(677) Exception R 677

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 3-15 Rowntree Ave., the even numbered addresses of 2-22 Rowntree Ave., former City of Toronto by-law 572-79.

(678) Exception R 678

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex or apartment building** is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d)(i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex or apartment building** built after March 13, 1978 is permitted if the same **building** type existed on the **lot** on March 13, 1978; and [TO: 438-86; 12(1)68 (d)(ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(679) Exception R 679

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, the minimum **side yard setback** is 3.0 metres. [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 213]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 213 of former City of Toronto of By-law 438-86.

(680) Exception R 680

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On the even numbered addresses of 1750-1752 Bayview Ave., 595 Eglinton Ave. E., former City of Toronto by-law 96-0145; and
- (D) On the lands municipally known as 601 Eglinton Ave. E. in 1988, Section 12(2) 45 of former City of Toronto By-law 438-86.

(681) Exception R 681

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:



- (A) On the odd numbered addresses of 1-1C Bracondale Hill Rd., the even numbered addresses of 1000-1048 Davenport Rd., 2 Turner Rd., Section 12(2) 241 former City of Toronto of By-law 438-86.

(682) Exception R 682

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(683) Exception R 683

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 494-496 Kingston Rd., City of Toronto by-law 963-01;
- (B) On 520 Kingston Rd., former City of Toronto by-law 266-89; and
- (C) On the even numbered addresses of 530-550 Kingston Rd., former City of Toronto by-law 402-85.
- (D) On 580 Kingston Road, City of Toronto by-law 1210-2012. [ By-law: 1249-2024 ]

(684) Exception R 684

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Ave. W.;
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home**, library, **museum**, or **art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Ave. W.; and [TO: 438-86; 12 (2) 10]
- (C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86; and
- (B) On 262 St. Clair Ave. W., City of Toronto by-law 831-02.

(685) Exception R 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Ave. W.;
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home**, library, **museum**, or **art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Ave. W.; [TO: 438-86; 12 (2) 10]
- (C) On the lands, the minimum **lot area** is 900 square metres; and [TO: 438-86; 12 (2) 59]
- (D) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 26 of former City of Toronto By-law 438-86; and
- (C) Section 12(1) 45 of former City of Toronto By-law 438-86.

(686) Exception R 686

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 110 Davenport Rd., former City of Toronto by-law 86-86.

(687) Exception R 687

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 80 Winchester St., former City of Toronto by-law 88-78.

(688) Exception R 688

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a **semi-detached house** is the only **building** type permitted; and [TO: 438-86; 12(2) 170]
- (B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 10-56 Coatsworth Cres., the odd numbered addresses of 77-123 Hanson St., former City of Toronto by-law 656-86.

(690) Exception R 690

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(7); and
- (C) The minimum **lot frontage** for a **lot** with a **detached house** is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On the even numbered addresses of 1746-1748 Bayview Ave., City of Toronto by-law 96-0145.

(692) Exception R 692

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 116 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 233 of former City of Toronto By-law 438-86; and
- (C) On 22 McCaul St., former City of Toronto by-law 649-87.

(693) Exception R 693

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the permitted maximum **gross floor area** of a **residential building** or **structure** may not exceed a floor space index of 1.5, unless 25% of the **dwelling units** on the **lot** are assisted housing units, in which case the maximum **gross floor area** may exceed the floor space index of 1.5; and [TO: 438-86; 12 (2) 92]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 116 of former City of Toronto By-law 438-86; and
- (B) Section 12(1) 233 of former City of Toronto By-law 438-86. [ By-law: 801-2020 ]

(695) Exception R 695

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 186 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 187 of former City of Toronto By-law 438-86; and
- (C) On 36 Colgate Ave., 42 Colgate Ave., the odd numbered addresses of 291-353 Logan Ave., 103 Natalie Pl., the odd numbered addresses of 23-101 Natalie Pl., 102 Natalie Pl., the even numbered addresses of 4-90 Natalie Pl., City of Toronto by-law 603-99.

(697) Exception R 697

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 23 Alvin Ave. in 1985, an office is permitted, if:
  - (i) it is located in the **basement** or **first floor** of the **residential building** that existed on the **lot** in 1985;
  - (ii) parking is provided on the **lot** at a ratio of 1 **parking space** per **dwelling unit** and 1 **parking space** for every 93.0 square metres of office use; and
  - (iii) any alteration to the front of the **residential building** does not alter its appearance as a **semi-detached house**; and [TO: 438-86; 12(1) 201]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(701) Exception R 701

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 322 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as the odd numbered addresses of 23 to 29 Webster Ave. in 1997, Section 12(1) 437 of former City of Toronto By-law 438-86.

(702) Exception R 702

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 76-86 Asquith Ave., the even numbered addresses of 90-96 Asquith Ave., former City of Toronto by-law 669-80; and
- (B) On 88 Asquith Ave., former City of Toronto by-laws 669-80 and 779-83.

(703) Exception R 703

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 322 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 31 Webster Ave. in 1997, Section 12(1) 437 of former City of Toronto By-law 438-86.

(704) Exception R 704

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) On 60 Stanley Ter., former City of Toronto by-law 480-91; and
- (C) On or between the odd numbered addresses of 71-99 Stafford St., and the even numbered addresses of 70-98 Stanley Ter., former City of Toronto by-laws 252-74, 399-74, 301-75 and 453-75.

(705) Exception R 705

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Former City of Toronto by-law 97-0521; and

- (C) On or between the odd numbered addresses of 891-901 Adelaide St. W., 24 Shaw St., former City of Toronto by-law 694-86.

(706) Exception R 706

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 208 of former City of Toronto By-law 438-86; and  
(C) On 17 Isabella St., former City of Toronto by-law 472-82.

(707) Exception R 707

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and  
(B) On 25 Bleeker St., former City of Toronto by-law 514-93.

(708) Exception R 708

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;  
(B) On 40 Homewood Ave., former City of Toronto by-law 51-69; and  
(C) On 60 Homewood Ave., former City of Toronto by-law 522-83.

(709) Exception R 709

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 190 Lowther Ave. in 1983, a **nursing home, residential care home, retirement home, or seniors community house** are permitted if the **building** or additions to the **building** comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(710) Exception R 710

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **nursing home** is permitted, if:

- (i) the **building** does not exceed 2 **storeys**;
- (ii) the maximum **lot coverage** does not exceed 35%;
- (iii) the minimum **building setback** to a **side lot line** is 7.5 metres; and
- (iv) the minimum **building setback** to a **rear lot line** is 12.0 metres; and [TO: 438-86; 12(1) 33]

(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(711) Exception R 711

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 81 of former City of Toronto By-law 438-86; and
- (B) On the even numbered addresses of 10-30 Roden Pl., former City of Toronto by-law 632-82.

(712) Exception R 712

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 252 McCaul St. in 1978:
  - (i) an **art gallery**, library, **museum**, **public school**, medical office, post office, **education use**, **hospital**, **religious education use**, or a **place of assembly** that is a union hall are permitted, if the **gross floor area** of the **building** does not exceed the **gross floor area** of the **building** that existed on the **lot** on June 30, 1978; and [TO: 438-86; 12 (1) 84]; and
  - (ii) a **post-secondary school** is permitted. [ By-law: 1276-2022(OLT) ]
- (B) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof; and [TO: 438-86; 12 (1) 116]
- (C) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 233 of former City of Toronto By-law 438-86.

(713) Exception R 713

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 2 and 4 Wellesley Pl. in 1979, a **building** or **structure** that existed on the **lot** on May 1, 1979 may be used as a **hospital**; and [TO: 438-86; 12 (1) 96]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and

(B) On 2R Wellesley Pl., 6 Wellesley Pl., City of Toronto by-law 902-02.

(714) Exception R 714

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 251 of former City of Toronto By-law 438-86; and

(B) On 10 Admiral Rd., former City of Toronto by-law 505-92.

(715) Exception R 715

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; and [TO: 438-86; 12(2) 142]

(B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:

(i) 13.5 metres for a **detached house**;

(ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**;

(iii) 13.5 metres for a **duplex**;

(iv) 13.5 metres for a **triplex**;

(v) 30.0 metres for an **apartment building**; and

(vi) a minimum of 27 metres in total for a **townhouse building** with 3 **dwelling units**, of which the minimum **lot frontage** for the middle **dwelling unit** is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(716) Exception R 716

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On the lands, the minimum **rear yard setback** of the **building** is 12.0 metres; and

(B) A minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, must be used for **soft landscaping**. [TO: 438-86; 12 (2) 16]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(718) Exception R 718

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and

(B) On the lands municipally known as 86 Woodlawn Ave. E. in 1990, Section 12:(2) 279 former City of Toronto of By-law 438-86.

(719) Exception R 719

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 263 of former City of Toronto By-law 438-86.

(720) Exception R 720

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands on the north side of Walker Ave., the minimum **rear yard setback** is 12 metres and, the **rear yard** for a depth of 7.5 metres from the **rear lot line**, must be for **landscaping**. [TO: 438-86; 12 (2) 21]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(721) Exception R 721

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 32 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(722) Exception R 722

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) Despite regulation 10.10.80.40(1), a **vehicle** entrance through the front **main wall** of a **residential building**, other than an **ancillary building**, is not permitted; and [ By-law: 1426-2017 ]
- (C) Despite regulations 10.5.40.50(2), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
  - (i) the maximum area of the platform is 4.0 square metres; and
  - (ii) the minimum **side yard setback** of the platform is 1.8 metres. [ By-law: 1426-2017 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 119 of former City of Toronto By-law 438-86; and



(E) On 9 Hillsdale Ave. E., former City of Toronto By-law 809-84 and City of Toronto By-law 607-1998.  
[ By-law: 1675-2013 ]

(723) Exception R 723

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(7); and
- (C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 111 Redpath Ave., former City of Toronto by-law 714-81.

(724) Exception R 724

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(7); and
- (C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(725) Exception R 725

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres; [TO: 438-86; 12(2) 112]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **triplex, fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **triplex, fourplex** or **apartment building** built after October 11, 1977 is permitted if the same **building** type existed on the **lot** on October 11, 1977; and [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(726) Exception R 726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5); and
- (C) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 9.0 metres for a **detached house**;
  - (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**; and
  - (iii) 9.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 326 of former City of Toronto By-law 438-86.

(727) Exception R 727

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex** or **apartment building** built after March 13, 1978 is permitted if the same **building** type existed on the **lot** on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 65 Sheldrake Blvd., City of Toronto by-law 856-01.

(728) Exception R 728

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5); and
- (C) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 9.0 metres for a **detached house**;
  - (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**; and
  - (iii) 9.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(729) Exception R 729

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 18 of By-law 438-86;
- (B) On 382 Dovercourt Rd., the odd numbered addresses of 5-7 Heydon Park Rd., former City of Toronto by-law 97-0556;
- (C) On 263 Gladstone Ave., former City of Toronto by-laws 668-83 and 706-86;
- (D) On 277 Gladstone Ave., 41 Rusholme Park Cres., former City of Toronto by-law 706-86;
- (E) On 46 Lakeview Ave., City of Toronto by-law 311-00; and
- (F) On 422 Ossington Ave., former City of Toronto by-law 97-0375.

(730) Exception R 730

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 1615 Dufferin St. in 1992, office and **retail store** are permitted. [TO: 438-86; 12 (1) 295]

Prevailing By-laws and Prevailing Sections:

- (A) On 49 Auburn Ave., former City of Toronto by-law 285-75;
- (B) On the odd numbered addresses of 1-65 Hendrick Ave., the even numbered addresses of 30-74 Hendrick Ave., former City of Toronto by-law 340-79;
- (C) Between the even numbered addresses of 14-120 Peterborough Ave., the odd numbered addresses of 15-107 Peterborough Ave., former City of Toronto by-law 222-79; and
- (D) On or between the even numbered addresses of 200-202 Rushton Rd., former City of Toronto by-law 446-78.

(731) Exception R 731

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 861 Avenue Rd. in 1992, a **vehicle fuel station** is permitted. [TO: 438-86; 12 (1) 298]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On the lands municipally known as 866 Avenue Rd. in 1999, Section 12(1) 443 of former City of Toronto By-law 438-86.

(732) Exception R 732

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 329 of former City of Toronto By-law 438-86; and
- (B) On 6 Connolly St., City of Toronto by-law 709-00.

(733) Exception R 733

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 90 The Queensway in 1993, Section 12(1) 330 of former City of Toronto By-law 438-86; and
- (B) On 21 Windermere Ave., former City of Toronto by-laws 362-70 and 19-71.

**(734) Exception R 734**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 93 The Queensway, 110 The Queensway, 15 Windermere Ave., 6 Windermere Ave., City of Toronto by-law 708-01;
- (B) On 1 Ripley Ave., former City of Toronto by-law 382-88;
- (C) On or between the even numbered addresses of 20-24 Southport St., former City of Toronto by-law 193-85; and
- (D) On the lands municipally known as 3 Windermere Ave. in 1994, Section 12(2) 300 of former City of Toronto By-law 438-86.

**(735) Exception R 735**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 455 Dovercourt Road a **mixed use building or structure** that complies with the following is permitted:
  - (I) None of the provisions of 10.5, and 10.10, and 200.5.10.1(1), 200.5.1.10(2) and 220.5.10.1(5), and 230.5.1.10(2), (4), (5), (6), and (7), and 230.5.10.1(1) of City of Toronto By-law No. 569-2013, as amended, shall apply to prevent the erection and use of a **building** on the **lot** that contains **dwelling units**, non-residential **gross floor area**, and the erection and use of an **ancillary parking garage** with **stacked parking space** on the **lot**, if (B) to (P) are complied with.
- (B) In addition to the uses permitted within the R Zone an office that is not a medical office and **software development and processing** are also permitted uses on the **lot**.
- (C) The **lot** is comprised of those lands shown outlined by heavy lines on Diagram 1 of By-law No. 687-2014.
- (D) No portion of any **building or structure**, including the **ancillary parking garage**, to be erected or used on the **lot** shall extend beyond the lines delineated by the heavy lines on Diagram 2 of By-law No. 687-2014.
- (E) Despite subsection (D) herein, eaves, cornices, lighting fixtures, window sills, landscape planters, awnings, canopies and other minor architectural projections is permitted to project no more than 0.45 metres from a **building or structure** on the **lot**. The entrance canopy is permitted to project no more than what is shown on Diagram 2 of By-law No. 687-2014.
- (F) The height of any **building or structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter "H" as shown on Diagram 2 of By-law No. 687-2014, measured from the Canadian Geodetic Datum elevation of 106.18 metres.
- (G) Despite (F), a parapet wall, fence, safety railing, mechanical equipment, stair, terrace, trellis or privacy screen must be setback from the front and rear walls of the **building** by 1.8 metres and must not project more than 1.8 metres beyond the height of the roof of the **building** measured at 17.5 metres as indicated on Diagram 2 of By-law No. 687-2014. Landscape planters may be permitted within 0.5 metres of the rear wall and may project a maximum of 1 metre above the roof of the **building**, measured at 17.5 metres as indicated on Diagram 2 of By-law No. 687-2014.
- (H) The total **gross floor area** of the **building** must not exceed a maximum of 2,824 square metres and must not exceed:
  - (I) 1,344 square metres for the residential uses **dwelling units** in the **building**; and
  - (ii) 1,480 square metres for the non-residential use.
- (I) The **ancillary parking garage** must be located within the heavy lines identified as the double car structure on Diagram 2 and the area of the **ancillary parking garage** must not exceed a **gross floor area** of 150 square metres.

- (J) The maximum permitted number of **dwelling units** is twelve (12), comprised of ten (10) two bedroom **dwelling units** and two (2) three bedroom **dwelling units**.
- (K) A minimum of 190 square metres of **soft landscaping** shall be provided on the **lot**.
- (L) A total of 25 **parking spaces** must be provided for the development in accordance with the following:
- (i) A minimum of 12 **parking spaces** must be provided on the **lot** for the 12 **dwelling units**;
  - (ii) A minimum of 13 parking spaces must be provided for the 1,480 square metres of non-residential use on the **lot**, of which:
    - (a) A maximum of 4 of the required non-residential **parking spaces** must be provided through a long-term lease on a parking lot within 300 metres of the **lot**; and
    - (b) A minimum of 2 of the required non-residential **parking spaces** on the lot must be shared residential visitor parking spaces, with each of the designated shared visitor/non-residential **parking spaces** having signage to identify them as shared parking spaces available to visitors of the residential use.
- (M) Despite 200.5.1.10(2), the minimum dimensions for a of the **stacked parking space** in the **ancillary parking garage** is 2.6 metres wide by 5.2 metres long and a height of 1.5 metres, except that the platform of such parking space may have dimensions of not less than 2.5 metres by 5.0 metres.
- (N) Despite 200.5.1.10(2)(A)(iv), (B)(iv),(C)(iv) and (D), an additional 0.3 metre widening for one or more obstructions is not required.
- (O) A minimum of 20 **bicycle parking spaces** shall be provided and maintained on the *lot*, of which:
- (i) A total of 12 will be **bicycle parking spaces** provided for the exclusive use of the residents of the building and located in a secure room or area;
  - (ii) A total of 6 will be **bicycle parking spaces** provided for the exclusive use of visitors of the residential use of the **building**;
  - (iii) A total of 2 will be **bicycle parking spaces** provided for the exclusive use of the visitors of the non-residential use of the **building**;
  - (iv) Notwithstanding Article 230.5.10.1 of By-law No. 569-2013, 100 per cent of the resident **bicycle parking spaces** may be provided in a manner that requires a person to park the bicycle in a vertical position; and
  - (v) **Bicycle parking spaces** that are to be parked in a vertical position, may have horizontal dimensions of at least 0.375 metres by 0.800 metres and a vertical dimension of at least 2.0 metres.
- (P) Except as otherwise provided herein, the provisions of By-law No. 569-2013, as amended, shall continue to apply to the **lot**. [ By-law: 687-2014 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 68 of former City of Toronto By-law 438-86;
- (B) On 72 Clinton St., former City of Toronto by-law 200-85;
- (C) On 130 Clinton St., former City of Toronto by-law 266-71;
- (D) On 146-146E Clinton St., 146F-146G Clinton St., 146H-146L Clinton St., former City of Toronto by-law 190-89;
- (E) On or between the even numbered addresses of 318-318R Clinton St., City of Toronto by-law 610-00;
- (F) On 322 Clinton St., former City of Toronto by-law 97-0159;
- (G) On 419 Crawford St., former City of Toronto by-law 300-80;
- (H) On 701 Dovercourt Rd., City of Toronto by-law 1276-07;
- (I) On 730 Dovercourt Rd., former City of Toronto by-law 22461;
- (J) On 488 Euclid Ave., former City of Toronto by-law 152-91;
- (K) On or between the even numbered addresses of 420-492 Gladstone Ave., former City of Toronto by-laws 62-67 and 190-69;
- (L) On 480 and 482 Markham St., former City of Toronto by-law 304-80;
- (M) On the even numbered addresses of 10-24 Nancy Pocock Pl., former City of Toronto by-law 97-0159;
- (N) On the odd numbered addresses of 11-23 Nancy Pocock Pl., City of Toronto by-law 610-00;
- (O) On 34 Page St., former City of Toronto by-law 298-80;
- (P) On 323 Palmerston Blvd., City of Toronto by-law 262-00;

- (Q) On 543 Palmerston Blvd., former City of Toronto by-laws 419-83, 224-84, and 225-84;
- (R) On 391 and 393 Roxton Rd., City of Toronto by-law 219-02; and
- (S) On 721 Shaw St., former City of Toronto by-law 115-75.
- (T) On 44-72 Havelock Street and 3-11 Sylvan Avenue, City of Toronto By-law 1065-2012.  
[ By-law: 1249-2024 ]
- (U) On 707, 709, 711, 715 and 717 Dovercourt Road, City of Toronto by-law 357-2010. [ By-law: 1249-2024 ]

(736) Exception R 736

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as the odd numbered addresses of 91-209 Parkmount Road and 160 Mountjoy Avenue, in addition to the requirements of Section 150.7, a **garden suite** must comply with Regulations (i) to (iv) below:
  - (i) Despite regulation 150.7.60.20(3)(B), the required minimum **rear yard setback** for an **ancillary building** containing a **garden suite** is 2.5 metres;
  - (ii) The area between the **ancillary building** containing a **garden suite** and the **lot line** abutting Craven Road, excluding a permitted **driveway**, and a pedestrian walkway which may have a maximum width of 1.5 metres, must be **landscaping**, of which a minimum of 75 percent of the required **landscaping** must be **soft landscaping**;
  - (iii) At least 10 percent of the rear **main wall** of an **ancillary building** containing a **garden suite** facing Craven Road, must contain openings such as doors or windows; and
  - (iv) Despite regulation 150.7.60.30(1)(B), if an **ancillary building** containing a **garden suite** has a height greater than 4.0 metres, the **main wall** of the **ancillary building** containing a **garden suite** must be no less than 6.0 metres from the **main wall** of the **residential building** on the same **lot**. [ By-law: 214-2026 ]

Prevailing By-laws and Prevailing Sections:

- (A) On 50 Bain Ave., former City of Toronto by-law 372-78;
- (B) On or between the odd numbered addresses of 71-117 Blake St., City of Toronto by-law 136-78;
- (C) On 10 Boulton Ave., former City of Toronto by-law 22936;
- (D) On 66 Boulton Ave., former City of Toronto by-laws 370-77, 458-83 and 742-83;
- (E) On 655 Broadview Ave., former City of Toronto by-law 54-67;
- (F) On 60 Cavell Ave., 97 Cavell Ave., former City of Toronto by-law 299-75;
- (G) On 39 Harcourt Ave., former City of Toronto by-law 356-75;
- (H) On 148 Hazelwood Ave., former City of Toronto by-law 94-0737;
- (I) On 10 Hogarth Ave., former City of Toronto by-law 54-67;
- (J) On 885 Logan Ave., City of Toronto by-law 686-01;
- (K) On 24 Mountjoy Ave., former City of Toronto by-law 226-69;
- (L) On 369 Pape Ave., former City of Toronto by-law 414-78; 555-78;
- (M) On 660 Pape Ave., former City of Toronto by-law 356-75;
- (N) On 662 Pape Ave., City of Toronto by-law 533-01;
- (O) On 720 Rhodes Ave., former City of Toronto by-law 22876;
- (P) On 355 Riverdale Ave., former City of Toronto by-law 154-80;
- (Q) On or between the even numbered addresses of 100-110 Unity Rd., former City of Toronto by-laws 118-82; 474-82, 595-82, 80-84 and 229-84; and
- (R) On or between the odd numbered addresses of 887-903 Woodbine Ave., former City of Toronto by-law 273-93.

(737) Exception R 737

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 64 Glenlake Ave. in 1980, two **dwelling units** in a **residential building** are permitted. [TO: 438-86; 12(1) 235]
- (B) On the lands municipally known in the year 2022 as 209 Mavety Street, in addition to the uses permitted by Clause 10.10.20.10, a medical office use and an office use are permitted on the **lot**, and must be operated by a **non-profit organization**, or on behalf of, the City of Toronto, Province of Ontario, or Government of Canada. [By-law: 1246-2023]

Prevailing By-laws and Prevailing Sections:

- (A) On 168 Annette St., City of Toronto by-law 423-03;
- (B) On 19 Dorval Rd., 20 Dorval Rd., former City of Toronto by-law 578-88;
- (C) On the odd numbered addresses of 2549B-2551B Dundas St. W., City of Toronto by-law 251-00;
- (D) On the odd numbered addresses of 53-59 EDNA AVE, former City of Toronto by-law 578-88;
- (E) On 152 Evelyn Ave., former City of Toronto by-law 94-0189;
- (F) On 216 Glendonwynne Rd., former City of Toronto by-law 447-76;
- (G) On 64 Glenlake Ave., former City of Toronto by-law 816-80;
- (H) On 299 Glenlake Ave., former City of Toronto by-law 188-71;
- (I) On 21 High Park Ave., former City of Toronto by-laws 22318, 171-67 and 188-71;
- (J) On or between the even numbered addresses of 40-50 High Park Ave., former City of Toronto by-law 22621;
- (K) On 65 High Park Ave., former City of Toronto by-laws 22318, 22754, 171-67 and 188-71;
- (L) On 100 High Park Ave., former City of Toronto by-law 22877;
- (M) On 260 High Park Ave., former City of Toronto by-law 23-75;
- (N) On 36 Mountview Ave., former City of Toronto by-law 302-80;
- (O) On 60 Mountview Ave., former City of Toronto by-laws 21986, 22215, and 22308;
- (P) On 22 Oakmount Rd., former City of Toronto by-laws 22318, 171-67 and 188-71;
- (Q) On the lands municipally known as 48 Pine Crest Rd. in 1983, Section 12(2) 155 of former City of Toronto By-law 438-86;
- (R) On 48 Pine Crest Rd., former City of Toronto by-laws 770-83 and 605-85;
- (S) On or between the odd numbered addresses of 61-77 Quebec Ave., former City of Toronto by-law 22621;
- (T) On or between the odd numbered addresses of 223-225 Quebec Ave., former City of Toronto by-law 332-76; and
- (U) On 260 Willard Ave., former City of Toronto by-law 405-75.

**(738) Exception R 738**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 41-57 Brandon Ave., former City of Toronto by-law 131-84;
- (B) On the even numbered addresses of 46-52A Primrose Ave., the even numbered addresses of 54-76 Primrose Ave., former City of Toronto by-law 673-84; and
- (C) On or between the odd numbered addresses of 911-917 St. Clarens Ave., former City of Toronto by-law 122-72.

**(739) Exception R 739**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 144 of former City of Toronto By-law 438-86, as amended by By-law 1996-0067 and OMB File. R960113, March 5, 1997;
- (B) On 1087 Davenport Rd., 1246 Shaw St., former City of Toronto by-law 147-85;
- (C) On 1281 Davenport Rd., former City of Toronto by-law 570-77; and

- (D) On or between the even numbered addresses of 512-616 Delaware Ave. N., the odd numbered addresses of 517-525 Delaware Ave. N., the odd numbered addresses of 527-537 Delaware Ave. N., 539 Delaware Ave. N., the odd numbered addresses of 541-545 Delaware Ave. N., the odd numbered addresses of 547-605 Delaware Ave. N., former City of Toronto by-law 221-79.

(740) Exception R 740

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1359 Dupont St., City of Toronto by-law 920-2006;
- (B) On 1011 Lansdowne Ave., 730 St. Clarens Ave., former City of Toronto by-law 354-86;
- (C) On 376 Margueretta St., former City of Toronto by-law 450-76;
- (D) On 39 Pauline Ave., former City of Toronto by-law 202-81; and
- (E) On 100 Pauline Ave., former City of Toronto by-law 417-77.
- (F) On 1183 Dufferin Street, City of Toronto by-law 554-2014. [ By-law: 1249-2024 ]

(741) Exception R 741

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 419-425 Coxwell Ave., former City of Toronto by-law 384-91;
- (B) On 426 Coxwell Ave., former City of Toronto by-law 248-83; and
- (C) On or between the even numbered addresses of 12-22 Darrell Ave., former City of Toronto by-law 231-80.

(742) Exception R 742

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 21 Ascot Ave., former City of Toronto by-law 418-77;
- (B) On 126 Boon Ave., former City of Toronto by-law 277-84; and
- (C) On 1710 Dufferin St. former City of Toronto by-laws 363-67 and 32-69.

(743) Exception R 743

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 388-398 Clinton St., City of Toronto by-laws 733-01 and 580-02; and
- (B) On 560 Palmerston Ave., former City of Toronto by-law 181-69.

(744) Exception R 744

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



- (A) On or between the even numbered addresses of 16-20 Cambridge Ave., 18 Doncrest Rd., former City of Toronto by-law 539-81; and
- (B) On 33 Eastmount Ave., former City of Toronto by-laws 22753 and 22833.

(745) Exception R 745

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Former City of Toronto By-law 880-79;
- (C) On the lands municipally known as 8-10 Alcorn Ave. in 1988, Section 12 (2) 266(d) of former City of Toronto By-law 438-86;
- (D) On the even numbered addresses of 22-98A Alcorn Ave., the odd numbered addresses of 63-71 Walker Ave., former City of Toronto by-law 565-80;
- (E) On the lands municipally known as 46, 54, 60, 62, and 82 Birch Ave. in 1982, Section 12(1) 180 of By-law 438-86; and [ By-law: 106-2020 ]
- (F) On the lands municipally known as 7 Gange Ave. in 1999, Section 12(1) 448 of former City of Toronto By-law 438-86. [ By-law: 106-2020 ]

(747) Exception R 747

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 21 Swanwick Ave., City of Toronto by-law 827-08.

(748) Exception R 748

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 1-21 Mulock Ave., former City of Toronto by-law 96-0362.

(749) Exception R 749

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 781-789 Ossington Ave., former City of Toronto by-law 820-78 and former City of Toronto by-law 523-79.

(750) Exception R 750

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 117 Duvernay Ave., former City of Toronto by-law 152-74;
- (B) On 106 Eastwood Rd., the odd numbered addresses of 129-143 Edgewood Ave., the even numbered addresses of 130-140 Edgewood Ave., City of Toronto by-law 738-01;

- (C) On or between the odd numbered addresses of 193-261 Eastwood Rd., the even numbered addresses of 224-246 Eastwood Rd., former City of Toronto by-law 267-76;
- (D) On or between the odd numbered addresses of 1-39 Heyworth Cres., the even numbered addresses of 2-28 Heyworth Cres., 43 Heyworth Cres., former City of Toronto by-law 441-80;
- (E) On 520 Kingston Rd., former City of Toronto by-laws 899-88 and 266-89; and
- (F) On 11 Newbold Ave., former City of Toronto by-law 625-76.

(751) Exception R 751

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2 Antler St., former City of Toronto by-law 474-77;
- (B) On 53 Campbell Ave., former City of Toronto by-law 182-84; and
- (C) On 5 Ernest Ave., former City of Toronto by-law 500-81.
- (D) On 243 Perth Avenue, City of Toronto by-law 812-2013. [ By-law: 1249-2024 ]

(752) Exception R 752

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 41-49 Curzon St., former City of Toronto by-law 569-77;
- (B) On the even numbered addresses of 60-70 Curzon St., 97 Jones Ave., former City of Toronto by-laws 94-0261 and 95-0627;
- (C) On 67 Curzon St., the even numbered addresses of 162-172 Leslie St., former City of Toronto by-law 416-77;
- (D) On 90 Curzon St., the even numbered addresses of 98J-98M Curzon St., former City of Toronto by-law 582-89;
- (E) On the even numbered addresses of 98A-98H Curzon St., former City of Toronto by-law 485-86;
- (F) On 112 Curzon St., 1467 Dundas St. E., former City of Toronto by-law 143-71; and
- (G) On 7 Jones Ave., former City of Toronto by-law 263-84.
- (H) On 98N, 98P, 98Q, and 98R Curzon Street, City of Toronto by-law 630-2013. [ By-law: 1249-2024 ]
- (I) On 169 and 175 Jones Avenue, City of Toronto by-law 840-2010. [ By-law: 1249-2024 ]

(753) Exception R 753

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 2-120 Lambertlodge Ave., the odd numbered addresses of 61-153 Lambertlodge Ave., the even numbered addresses of 332-384 Melita Ave., 367 Melita Ave., the odd numbered addresses of 401-605 Melita Cres., the even numbered addresses of 402-600 Melita Cres., the odd numbered addresses of 19-101 Wychcrest Ave., the even numbered addresses of 62-108 Wychcrest Ave., former City of Toronto by-laws 233-78, 105-78, 106-78, 484-79, and 169-81.

(755) Exception R 755

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(756) Exception R 756

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).
- (B) The lands must comply with exception 900.2.10(4). [ By-law: OMB PL130592 ]

Prevailing By-laws and Prevailing Sections:

- (A) On 437 Sherbourne St., former City of Toronto by-law 450-90;
- (B) On 439 Sherbourne St., former City of Toronto by-law 183-84; and
- (C) On 467 Sherbourne St., former City of Toronto by-law 21512.

(757) Exception R 757

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 880-79;
- (B) Former City of Toronto by-law 96-0279; and
- (C) City of Toronto by-law 805-99.

(758) Exception R 758

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 66 Roncesvalles Ave., City of Toronto by-law 866-00.

(759) Exception R 759

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 263 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 267 of former City of Toronto By-law 438-86;
- (E) On 15 Delisle Ave., former City of Toronto by-laws 182-72 and 765-85;
- (F) On 33 Delisle Ave., the even numbered addresses of 48-50 St. Clair Ave. W., former City of Toronto by-law 541-93;
- (G) On 55 Delisle Ave., City of Toronto by-law 184-99;
- (H) On the lands municipally known as 70 Delisle Ave., Section 12 (2) 18 of former City of Toronto By-law 438-86;
- (I) On 70 Delisle Ave., former City of Toronto by-law 419-67; and
- (J) On 112 St. Clair Ave. W., former City of Toronto by-law 379-67.

(760) Exception R 760

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(761) Exception R 761

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 1214 Avenue Rd., former City of Toronto by-law 95-0556.

(762) Exception R 762

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(763) Exception R 763

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1541 Davenport Rd., former City of Toronto by-law 368-77.

(764) Exception R 764

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 441-471 Jarvis St., 77 Maitland Pl., former City of Toronto by-law 804-80.

(765) Exception R 765

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 880-79;
- (B) Former City of Toronto by-law 96-0279; and
- (C) City of Toronto by-law 805-99.

(766) Exception R 766

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 436 Perth Ave., former City of Toronto by-law 808-78.

**(767) Exception R 767**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 500 Duplex Ave., former City of Toronto by-laws 184-69 and 143-72.

**(768) Exception R 768**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 40 Orchard View Blvd., former City of Toronto by-laws 191-73, 391-81, 144-82, 145-82, and 267-82.

**(769) Exception R 769**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 704-79;
- (B) Former City of Toronto by-law 844-79;
- (C) Former City of Toronto by-law 535-80; and
- (D) On or between the odd numbered addresses of 451-475 Greenwood Ave., the odd numbered addresses of 1-43 Lount St., the even numbered addresses of 2-48 Lount St., the odd numbered addresses of 1-23 Quarry Crt., the even numbered addresses of 2-24 Quarry Crt., the odd numbered addresses of 1-35 Sandstone Lane, the even numbered addresses of 2-40 Sandstone Lane, the even numbered addresses of 2-120 Torbrick Rd., the odd numbered addresses of 1-49 Unity Rd., the even numbered addresses of 2-48 Unity Rd., the odd numbered addresses of 1-27 Valifor Pl., the even numbered addresses of 2-32 Valifor Pl., former City of Toronto by-law 162-84.

**(770) Exception R 770**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 100-102 Rankin Cres., the even numbered addresses of 104-150 Rankin Cres., the even numbered addresses of 152-154 Rankin Cres., former City of Toronto by-laws 43-90, 44-90, 45-90 and 182-90, 94-0428; and
- (B) On the odd numbered addresses of 159-225 Rankin Cres., the even numbered addresses of 158-212 Rankin Cres., the odd numbered addresses of 275-277 Wallace Ave., City of Toronto by-law 46-00.

(771) Exception R 771

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 28 Bellefair Ave., former City of Toronto by-law 187-74; and
- (B) On 97 Lee Ave., former City of Toronto by-laws 306-79 and 560-79.

(772) Exception R 772

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On or between the odd numbered addresses of 29-71 Berwick Ave., former City of Toronto by-law 204-80; and
- (D) On the odd numbered addresses of 57-59 Hillsdale Ave. W., former City of Toronto by-law 392-78.

(773) Exception R 773

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 103 West Lodge Ave., former City of Toronto by-laws 22037 and 51-79.

(774) Exception R 774

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 30 Edith Dr., former City of Toronto by-law 22322.

(776) Exception R 776

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 35 Ormskirk Ave., former City of Toronto by-laws 464-67, 76-69, and 52-70; and
- (B) On the odd numbered addresses of 45-65 Southport St., 60 Southport St., former City of Toronto by-laws 464-67, 76-69, and 52-70.

(777) Exception R 777

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 289-289G Bartlett Ave., former City of Toronto by-law 278-87.

(778) Exception R 778

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 2-22 Boler St., the even numbered addresses of 10-20 Shipman St., the odd numbered addresses of 11-21 Shipman St., former City of Toronto by-laws 283-69 and 317-70; and

(B) On the odd numbered addresses of 147-155 Vine Ave., 157 Vine Ave., the odd numbered addresses of 159-161 Vine Ave., the odd numbered addresses of 163-171 Vine Ave., the odd numbered addresses of 175-177 Vine Ave., the odd numbered addresses of 179-201 Vine Ave., former City of Toronto by-law 347-77.

(780) Exception R 780

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(781) Exception R 781

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 16R St. James Crt., former City of Toronto by-laws 839-80 and 172-81.

(782) Exception R 782

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 20 Gothic Ave., former City of Toronto by-laws 337-75 and 352-75;

(B) On 50 Quebec Ave., former City of Toronto by-laws 337-75 and 352-75; and

(C) On 100 Quebec Ave., former City of Toronto by-laws 337-75 and 352-75.

(783) Exception R 783

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 147 Brandon Ave., City of Toronto by-law 488-2006.

(784) Exception R 784

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 880-79;
- (B) Former City of Toronto by-law 96-0279;
- (C) City of Toronto by-law 805-99; and
- (D) On the even numbered addresses of 76-150 Woodbine Ave., City of Toronto by-law 806-99.

(785) Exception R 785

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto By-law 880-79;
- (B) Former City of Toronto by-law 96-0279; and
- (C) City of Toronto by-law 805-99.

(786) Exception R 786

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 30-78 Alentejo St., City of Toronto by-laws 85-00 and 87-00; and
- (B) On the addresses 1-32 Estoril Terr., 8-30 Braga Gdns., and 1-27 Sagres Cres., and the odd numbered addresses of 81-115 Turnberry Ave., City of Toronto by-law 85-00.

(787) Exception R 787

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 40 and 42 Westmoreland Ave., City of Toronto by-law 872-04.

(788) Exception R 788

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 2-20 Grogan Mews, the even numbered addresses of 10-28 Lightbourn Ave., City of Toronto by-law 927-03.

(789) Exception R 789

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 15-21, 25-27 Alvin Ave. in 1985, an office is permitted, if:
  - (i) it is located in the **basement** or **first floor** of the **residential building** that existed on the **lot** in 1985;
  - (ii) required **parking spaces** are provided on the **lot** or within 300 metres of the **lot** at a minimum rate of one space for 93 square metres of office use; and
  - (iii) any alteration to the front of the **residential building** does not alter its appearance as a **detached house, semi-detached house, or townhouse**; and [TO:438-86; 12 (1) 127]



- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(795) Exception R 795

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An office is permitted; and [TO: 438-86; 6(1)(f)(b)(iv)]  
(B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 119 of former City of Toronto By-law 438-86;  
(C) On 21 St. Clements Ave., former City of Toronto by-laws 620-80, 118-81 and 551-90; and  
(D) On the lands municipally known as 21-45 St. Clements Ave. in 2004, Section 12(2) 337 of former City of Toronto By-law 438-86.

(796) Exception R 796

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres; [TO: 438-86; 12(2) 112]  
(B) The lands must comply with exception 900.2.10(5);  
(C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]  
(D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **triplex, fourplex or apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]  
(E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **triplex, fourplex or apartment building** built after October 11, 1977 is permitted if the same **building** type existed on the **lot** on October 11, 1977; and [TO: 438-86; 12(1)68 (d) (ii)]  
(F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and  
(B) On 19 Craighurst Ave., 20 Craighurst Ave., former City of Toronto by-law 310-83.

(797) Exception R 797

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5).

Prevailing By-laws and Prevailing Sections:

- (A) On 11 Lavinia Ave., former City of Toronto by-law 323-80.

(798) Exception R 798

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5).

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 93-95 Lavinia Ave., former City of Toronto by-law 560-90.

(799) Exception R 799

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5).

Prevailing By-laws and Prevailing Sections:

- (A) On 2 Budgell Ter., 2A Budgell Ter., the even numbered addresses of 4-10 Budgell Ter., former City of Toronto by-law 326-71.

(800) Exception R 800

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 11 Christie St., City of Toronto by-law 733-01; and  
(B) On the lands known municipally as 204 Christie St. and 2 Essex St. in 1992, Section 12(1) 296 of former City of Toronto By-law 438-86.

(801) Exception R 801

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5)(h) of former City of Toronto By-law 438-86; and  
(B) On 105 Maitland St., former City of Toronto by-law 56-78.

(802) Exception R 802

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 1117 Gerrard St. E., former City of Toronto by-law 640-91.

(803) Exception R 803

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 27 Brock Ave., 21-23 Earnbridge St., former City of Toronto by-law 97-0591;

- (B) On 58 Brock Ave., former City of Toronto by-law 275-82 and 567-82;
- (C) On 62 Brock Ave., City of Toronto by-law 115-02;
- (D) On 26 Lansdowne Ave., City of Toronto by-laws 262-2005 and 414-2005;
- (E) On 30 Lansdowne Ave., City of Toronto by-law 113-02; and
- (F) On 48 O'Hara Ave., former City of Toronto by-law 513-79.

(804) Exception R 804

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 142 Argyle St., former City of Toronto by-law 437-75.
- (B) On 259, 259A, 259B, 259C, and 259D Dovercourt Road, City of Toronto by-law 498-2011. [ By-law: 1249-2024 ]

(805) Exception R 805

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 2019-2025 Davenport Rd., former City of Toronto by-law 95-0289; and
- (B) On 2027 Davenport Rd., the odd numbered addresses of 2029-2035 Davenport Rd., former City of Toronto by-law 95-0289 and City of Toronto by-law 726-02.

(806) Exception R 806

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 284 Bathurst St., former City of Toronto by-law 411-67;
- (B) On 1117 Dundas St. W., City of Toronto by-law 743-98; and
- (C) On the even numbered addresses of 18-30 Markham St., 34 Markham St., 36 Markham St., 38 Markham St., the even numbered addresses of 140-144 Wolseley St., 146 Wolseley St., former City of Toronto by-law 514-84.

(807) Exception R 807

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 502 Eastern Ave., former City of Toronto by-law 211-91;
- (B) On 2 Empire Ave., the even numbered addresses of 4-14 Empire Ave., City of Toronto by-law 382-85;
- (C) On or between the odd numbered addresses of 195-201 Logan Ave., former City of Toronto by-law 320-75;
- (D) On the odd numbered addresses of 7A-15 Mc Gee St., City of Toronto by-law 699-04;
- (E) On 15 Pape Ave., former City of Toronto by-law 175-82;
- (F) On 43 Pape Ave., former City of Toronto by-law 654-91;

- (G) On or between the odd numbered addresses of 71-71R Pape Ave., 83 Pape Ave., former City of Toronto by-law 369-76; and
- (H) On 1195 Queen St. E., City of Toronto by-law 695-00.

**(808) Exception R 808**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 179 Broadview Ave., former City of Toronto by-law 448-88;
- (B) On 275 Broadview Ave. and 275A Broadview Ave., former City of Toronto by-laws 812-77 and 177-78;
- (C) On 147 De Grassi St., the odd numbered addresses of 149-165 De Grassi St., former City of Toronto by-laws 82-77 and 287-77;
- (D) On the odd numbered addresses of 175-185 De Grassi St., former City of Toronto by-law 585-90;
- (E) On the odd numbered addresses of 990-1000 Dundas St. E., former City of Toronto by-laws 82-77 and 287-77;
- (F) On 444 Logan Ave., former City of Toronto by-law 22534;
- (G) On 2 West Ave., the even numbered addresses of 4-8 West Ave., former City of Toronto by-laws 82-77 and 287-77; and
- (H) On the even numbered addresses of 56-56H West Ave., former City of Toronto by-law 705-82.
- (I) On 140-162 Broadview Avenue, City of Toronto by-law 522-2011. [ By-law: 1249-2024 ]

**(809) Exception R 809**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 1A Badgerow Ave., the odd numbered addresses of 1B-1F Badgerow Ave., former City of Toronto by-law 22103;
- (B) On 86 Jones Ave., former City of Toronto by-law 562-91; and
- (C) On 126 Pape Ave., former City of Toronto by-law 491-76.

**(810) Exception R 810**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 15-25 Awde St., former City of Toronto by-law 327-82;
- (B) On or between the odd numbered addresses of 1-3 Boland Lane, former City of Toronto by-law 327-82;
- (C) On 1155 College St., former City of Toronto by-law 124-73;
- (D) On or between the odd numbered addresses of 1197-1207 College St., former City of Toronto by-law 317-75;
- (E) On 1236 College St., former City of Toronto by-law 143-91;
- (F) On 648 Dufferin St. former City of Toronto by-law 327-82;
- (G) On or between the odd numbered addresses of 651-661 Dufferin St. former City of Toronto by-laws 88-67 and 165-67;
- (H) On or between the odd numbered addresses of 919-1005 Dufferin St. former City of Toronto by-laws 62-67 and 190-69; and

(I) On 180 Sheridan Ave., former City of Toronto by-law 124-73.

(J) On 953 Dufferin Street, City of Toronto by-law 495-2014(OMB). [ By-law: 1249-2024 ]

**(811) Exception R 811**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 256 Dufferin St. former City of Toronto by-law 330-93;

(B) On 1251 King St. W., former City of Toronto by-laws 145-68, 256-68, and 346-68;

(C) On or between the odd numbered addresses of 63-63A Spencer Ave., City of Toronto by-law 717-02;

(D) On 65 Spencer Ave., City of Toronto by-law 1045-01;

(E) On 85 Spencer Ave., former City of Toronto by-law 271-70;

(F) On 8 Temple Ave., City of Toronto by-law 518-06; and

(G) On 151 Tyndall Ave., City of Toronto by-law 1044-01.

**(812) Exception R 812**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]

(B) On 119 Dowling Ave., City of Toronto by-law 108-03;

(C) On 1447 King St. W., former City of Toronto by-law 550-83;

(D) On 1510 King St. W., City of Toronto by-law 882-2007(OMB);

(E) On 1512 King St. W., City of Toronto by-law 872-2005;

(F) On 1518 King St. W., City of Toronto by-law 873-2005;

(G) On 1544 King St. W., City of Toronto by-law 770-2006; and

(H) On 1554 King St. W., City of Toronto by-law 257-2005.

**(813) Exception R 813**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 119 of former City of Toronto By-law 438-86

**(814) Exception R 814**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and

(B) On the odd numbered addresses of 423-425 Avenue Rd., former City of Toronto by-law 92-71.

**(815) Exception R 815**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 2261 Gerrard St. E., City of Toronto by-law 201-04; and

(B) On these lands municipally known as 2263 and 2265 Gerrard St. E., City of Toronto by-law 677-2005.

**(816) Exception R 816**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 716 Kingston Rd., former City of Toronto by-law 472-91;

(B) On the even numbered addresses of 720A-724H Kingston Rd., City of Toronto by-law 743-99; and

(C) On the lands municipally known as 736 and 738 Kingston Rd., City of Toronto by-law 805-2007.

**(817) Exception R 817**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On the odd numbered addresses of 1-23 Bastedo Ave., the even numbered addresses of 2-30 Bastedo Ave., the odd numbered addresses of 179-199 Hanson St., former City of Toronto by-law 97-0150;

(B) On the odd numbered addresses of 7-11 Coatsworth Cres., former City of Toronto by-law 658-86; and

(C) On 33 Coatsworth Cres., former City of Toronto by-law 657-86.

**(820) Exception R 820**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) On 120 Perth Ave., former City of Toronto by-law 90-85.

**(821) Exception R 821**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 2 Elm Grove Ave., City of Toronto by-law 475-2010;
- (B) On 6 Elm Grove Ave., City of Toronto by-law 207-03;
- (C) On 1244 King St. W., former City of Toronto by-law 385-85;
- (D) On 1302 King St. W., City of Toronto by-law 554-01;
- (E) On 1311 King St. W., former City of Toronto by-law 27-84;
- (F) On 1313 King St. W., former City of Toronto by-law 403-88;
- (G) On the odd numbered addresses of 1339-1355 King St. W., former City of Toronto by-law 156-74; and
- (H) On 1363 King St. W., City of Toronto by-law 716-02.

(822) Exception R 822

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 11-43 Pear Tree Mews, the odd numbered addresses of 7-39 Rankin Cres., the odd numbered addresses of 17-29 Symington Ave., former City of Toronto by-laws 43-90, 182-90 and 94-0428.

(823) Exception R 823

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 22 Close Ave., former City of Toronto by-laws 227-69 and 18-70.

(824) Exception R 824

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) On 517 Davenport Rd., the odd numbered addresses of 519-535 Davenport Rd., the even numbered addresses of 490-494 MacPherson Ave., the even numbered addresses of 210-222 Spadina Rd., the even numbered addresses of 226-270 Spadina Rd., the odd numbered addresses of 201-251 Walmer Rd., former City of Toronto by-laws 553-83, 730-84 and 81387; and
- (B) On or between the odd numbered addresses of 537-551 Davenport Rd., the even numbered addresses of 200-248 Walmer Rd., former City of Toronto by-laws 553-83, 730-84 and 814-87.

(825) Exception R 825

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building or structure** fronts on and gains its principal entrance from St. Clair Ave. W.;

- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building or structure** fronts on and gains its principal entrance from St. Clair Ave. W.; and [TO: 438-86; 12 (2) 10]

- (C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 26 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 45 of former City of Toronto By-law 438-86;
- (D) On the lands municipally known as 265 Russell Hill Rd. and 82 Warren Rd., Section 12(1) 27 of former City of Toronto By-law 438-86; and
- (E) On 183 St. Clair Ave. W., former City of Toronto by-law 875-87.

(826) Exception R 826

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 200 St. Clair Avenue West, if the requirements in Section 4 and Schedule A of By-law 1323-2018(OMB) are complied with, none of the provisions of regulations 10.10.40.10(1) and 10.10.40.40(1) apply to prevent the erection or use of a **building/ structure**, addition, or enlargement, permitted in compliance with (B) to (W) below;
- (B) A maximum of 110 **dwelling units** are permitted;
- (C) Despite regulation 5.10.40.70(1) and Clause 10.10.40.70, **building setbacks** are as shown on Diagram 2 of By-law 1323-2018(OMB);
- (D) Despite regulation 5.10.40.70(2), **building setback** requirements only apply to all parts of a **building or structure** above ground;
- (E) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 150.6 metres and the elevation of the highest point of the **building**;
- (F) Despite regulation 10.10.40.10(1), no portion of any **building** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 1323-2018(OMB);
- (G) Despite regulation 10.10.40.40(1) the maximum permitted **gross floor area** is 11,500 square metres;
- (H) Despite regulation 10.10.20.10(1) an office, a medical office for physicians and dentists and a temporary sales office are also permitted uses;
- (I) An office and a medical office for physicians and dentists permitted by (G) above may only located in the **first floor** and second floor of units directly abutting St. Clair Avenue West;
- (J) Despite (C) and (F) above, and regulation 10.5.40.60(2)(B), a canopy covering the **building** entrance may encroach a maximum of 3.0 metres into the required minimum **building setback** along Forest Hill Road;
- (K) Despite (C) and (F) above, and regulation 10.5.40.60(3)(A)(iii), exterior stairs may encroach into the required minimum **building setback** to a distance of 0.0 metres from the north **lot line**;
- (L) Despite (C) and (F) above, regulation 10.5.40.60(5)(A) and, a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into the required minimum **building setback** to a distance of 0.0 metres from the south **lot line**;
- (M) Despite (F) above, and regulation 10.5.40.10(2):
  - (i) parapets for a **green roof** may exceed the permitted **height** by 5.0 metres;
  - (ii) the following additional **structures** on the roof of the **building** may exceed the permitted height by 1.5 metres: architectural features, art and landscape features, balustrades, fences, guardrails, lightning rods, ornamental elements, parapets, pillars, planters, railings and dividers, and screens; and
  - (iii) the following additional **structures** on the roof of the **building** may exceed the permitted height by 3.0 metres: awnings, canopies, and trellises;
- (N) Despite (F) above, and regulation 10.5.40.10(3), enclosed stairwells and elevator shafts used for residents to access private terraces on the roof of the **building** may also exceed the permitted maximum height of the **building** by 5.0 metres;



- (O) Despite (F) above, and regulation 10.5.40.10(4), for equipment, **structures** or parts of the **building** that exceed the permitted maximum height for the **building** as permitted by regulation 10.5.40.10(3) and regulation (M) above:
- (i) their total area may cover no more than 50 percent of the area of the roof, measured horizontally; and
  - (ii) their total horizontal dimension, measured parallel to St. Clair Avenue West, may not exceed 50 percent of the width of the **main walls** of the **building** facing that **street**;
- (P) Despite (C) above, a minimum setback of 1.5 metres will be provided between the top of the sixth floor and the bottom of the ninth floor along the entire length of both the northerly and southerly facades of the seventh and eighth floors save and except the bottom of slab for the ninth floor, architectural columns, pilasters, soffits, safety railings and parapets shall be permitted in this setback area;
- (Q) Despite regulation 10.5.40.60(1), balconies will not be permitted to project beyond the north **main wall** of the **building** above a height of 13.35 metres, and any point on the west **main wall** of the **building**;
- (R) Despite clause 200.5.10.1 the minimum number of required **parking spaces** is based on the following:
- (i) 0.7 **parking spaces** for each one bedroom **dwelling unit**;
  - (ii) 0.9 **parking spaces** for each two bedroom **dwelling unit**;
  - (iii) 0.9 **parking spaces** for each townhouse **dwelling unit**;
  - (iv) 0.1 **parking spaces** for visitors for each **dwelling unit**; and
  - (v) 1 **parking space** for each 100 square metres of **gross floor area** used for an office or medical office;
- (S) Despite regulation 10.5.50.10(4) a minimum of 15 percent of the area of the **lot** must be for **landscaping**;
- (T) Regulations 10.5.40.50(1), 10.5.50.10(4), 10.5.50.10(5), 10.5.100.1(5), 10.5.100.1(7) and 10.10.40.30(1) do not apply;
- (U) Despite regulation 220.5.10.1(5) a minimum of one Type G **loading space** is required;
- (V) Despite regulation 10.5.100.1(4) a **driveway** may have a maximum total width of 6.6 metres; and
- (W) Despite regulation 10.10.80.40(2), vehicular access to the **parking spaces** within the **building** must be obtained from Forest Hill Road.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1323-2018 ]

(827) Exception R 827

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Ave. W.;
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building** or **structure** fronts on and gains its principal entrance from St. Clair Ave. W.; and [TO: 438-86; 12 (2) 10]
- (C) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 26 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 45 of former City of Toronto By-law 438-86;
- (D) On 355 St. Clair Ave. W., 355R St. Clair Ave. W., former City of Toronto by-law 162-67; and
- (E) On or between the odd numbered addresses of 413-423 Walmer Rd., former City of Toronto by-laws 318-70 and 455-87.

(828) Exception R 828

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7); and
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) Section 12(5)(h) of former City of Toronto By-law 438-86; and
- (C) On 114 Shuter St., 118 Shuter St., former City of Toronto by-laws 382-78 and 383-78.

(829) Exception R 829

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
- (B) On 23 Pembroke St., former City of Toronto by-law 612-78.

(830) Exception R 830

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; [TO: 438-86; 12(2) 142]
- (B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 13.5 metres for a **detached house**;
  - (ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**;
  - (iii) 13.5 metres for a **duplex**;
  - (iv) 13.5 metres for a **triplex**;
  - (v) 30.0 metres for an **apartment building**; and
  - (vi) a minimum of 27 metres in total for a **townhouse building** with 3 **dwelling units**, of which the minimum **lot frontage** for the middle **dwelling unit** is 7.5 metres; [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']
- (C) The lands must comply with exception 900.2.10(7); and
- (D) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(832) Exception R 832

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86; and
- (B) On 6A Greenlaw Ave., former City of Toronto by-law 165-93.

(833) Exception R 833

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot** along both sides of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., the minimum **front yard setback** is 10.5 metres;
- (B) On a **lot** along the east side of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., and the west side of Avenue Rd., north of Heath St. W. to a point 46.5 metres south of Lonsdale Rd., and north of St. Clair Ave. W. to a point 59 metres south of Heath St. W., the minimum **rear yard setback** is 12.0 metres;
- (C) On a **lot** along the west side of Avenue Rd., south of Lonsdale Rd. to a point 46.5 metres south of Lonsdale Rd., the minimum **rear yard setback** is 3.0 metres;
- (D) On a **lot** along the west side of Avenue Rd., south from Heath St. W. to a point 59 metres south of Heath St. W., the minimum **rear yard setback** is 15.0 metres; and [TO: 438-86; 12 (2) 7]
- (E) The lands must comply with exception 900.2.10(7);

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 609 Avenue Rd., City of Toronto by-law 1428-2007(OMB); and
- (C) On 619 Avenue Rd., former City of Toronto by-law 379-68.

(834) Exception R 834

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (B) Section 12(1) 116 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 233 of former City of Toronto By-law 438-86;
- (D) On the lands municipally known as 108, 110, 112, 114, 116 and 118 Beverley St. in 1984, Section 12(1) 176 of former City of Toronto By-law 438-86;
- (E) On or between the odd numbered addresses of 69-69E Grange Ave., former City of Toronto by-law 262-89;
- (F) On 76 Grange Ave., 15 Larch St., former City of Toronto by-laws 646-87 and 659-89; and
- (G) On 190 John St., former City of Toronto by-law 633-82.

(835) Exception R 835

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 116 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 233 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86;
- (D) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (E) On or between the even numbered addresses of 40-42 Baldwin St., the odd numbered addresses of 181-201A Beverley St., the odd numbered addresses of 201-203 Beverley St., the odd numbered addresses of 9-15 Cecil St., former City of Toronto by-laws 310-74, 342-74 and 38-75;
- (F) On the lands municipally known as 136 Beverley St. in 1988, Section 12(2) 77 of former City of Toronto By-law 438-86;
- (G) On 206 Beverley St., former City of Toronto by-law 20-72;
- (H) On 38 Cecil St., former City of Toronto by-law 699-82;
- (I) On the even numbered addresses of 30-36 D'Arcy St., former City of Toronto by-law 82-93;
- (J) On 6 Henry St., former City of Toronto by-law 42-76; and
- (K) On 125 Huron St., former City of Toronto by-law 9420.

(836) Exception R 836

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof; and [TO: 438-86; 12 (1) 116]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 233 of former City of Toronto By-law 438-86.

(837) Exception R 837

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a parking facility is permitted, if:
  - (i) it is located on the same **lot** as a **residential building, non-residential building, or a mixed use building**; and
  - (ii) it has no more than 125% of the number of **parking spaces** required to be provided for the **building** on the **lot**; [TO: 438-86; 12 (2) 80]
- (B) A Tong House is a permitted use and for the purposes of this exception, a Tong House is defined as a **building** operated by a benevolent association or fraternal organization where living accommodation may be provided and where community functions are conducted including, but not limited to, physical, social, charitable and educational activities, not used for a commercial purpose, and the activities are in the **basement** and/or on the **first floor** portion thereof; and [TO: 438-86; 12 (1) 116]
- (C) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 233 of former City of Toronto By-law 438-86.

(838) Exception R 838

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the permitted maximum **gross floor area** of a **residential building or structure** may not exceed a floor space index of 1.5, unless 25% of the **dwelling units** on the **lot** are assisted housing units, in which case the maximum **gross floor area** may exceed the floor space index of 1.5; and [TO: 438-86; 12 (2) 92]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 116 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 233 of former City of Toronto By-law 438-86; and
- (C) On 50 Stephanie St., former City of Toronto by-law 22752. [ By-law: 801-2020 ]

(839) Exception R 839

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 29, 31, 33, 35, 37, 39, 41, 43, and 45 Alvin Ave. in 1985, an office is permitted, if:
  - (i) it is located in the **basement or first floor** of the **residential building** that existed on the **lot** in 1985;

- (ii) required **parking spaces** are provided on the **lot** or within 300 metres of the **lot** at a minimum rate of one space for 93 square metres of office use;
- (iii) no more than two **parking spaces** may be beyond the main **front wall** of the **residential building**; and
- (iv) any alteration to the front of the **residential building** does not alter its appearance as a **detached house, semi-detached house, or townhouse**; and [TO: 438-86; 12 (1) 127]

(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) On 33 Alvin Ave., former City of Toronto by-law 114-75;
- (C) On 35 Alvin Ave., former City of Toronto by-law 113-75;
- (D) On 37 Alvin Ave., former City of Toronto by-law 112-75;
- (E) On 39 Alvin Ave., former City of Toronto by-law 111-75;
- (F) On 41 Alvin Ave., former City of Toronto by-law 558-86; and
- (G) On 43 Alvin Ave., former City of Toronto by-law 52-79.

(840) Exception R 840

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86; and
- (B) On 349 Ontario St., former City of Toronto by-laws 237-69 and 287-69.

(841) Exception R 841

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an office for a physician, dentist, osteopath or chiropractor in a portion of an **apartment building** is not a permitted, unless the **building or structure** fronts on and gains its principal entrance from St. Clair Ave. W.;
- (B) On the lands, a **place of worship, religious education use, religious residence, community centre, hospital, retirement home, nursing home, library, museum, or art gallery** in not a permitted use, unless the **building or structure** fronts on and gains its principal entrance from St. Clair Ave. W.; [TO: 438-86; 12 (2) 10]
- (C) On the lands, a **financial institution** is permitted; and [TO: 438-86; 12(1) 15]
- (D) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86; and
- (B) On 468 Avenue Rd., City of Toronto by-law 1103-06.

(843) Exception R 843

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 42 to 62 Shaftsbury Ave. in 1959, an office is permitted if it is located in a **building** that existed on the **lot** on June 29, 1959; and [TO: 438-86; 12(1) 21]

- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(844) Exception R 844

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7); and  
(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 22 of former City of Toronto By-law 438-86;  
(B) Section 12(2) 118 of former City of Toronto By-law 438-86; and  
(C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(845) Exception R 845

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 561 Avenue Rd. in 1959, a dining room and kitchen facility in conjunction with an **apartment building** that existed on the **lot** in 1959 is permitted, if:
- (i) the dining room and kitchen facility are located within the north-west portion of the first **storey** of the **apartment building**;
  - (ii) the dining room and kitchen facility is completely contained within the **apartment building** with no direct access to the **street**;
  - (iii) the dining room has an **interior floor area** that does not exceed 52 square metres;
  - (iv) no signage or notice of the dining room is displayed on the exterior of the **apartment building**; and
  - (v) a minimum of 10 **parking spaces** are provided on the **lot** that are exclusively used for patrons of the dining room and the spaces are clearly so designated; [TO: 438-86; 12 (1) 23]
- (B) On a **lot** along both sides of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., the minimum **front yard setback** is 10.5 metres;
- (C) On a **lot** along the east side of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., and the west side of Avenue Rd., north of Heath St. W. to a point 46.5 metres south of Lonsdale Rd., and north of St. Clair Ave. W. to a point 59 metres south of Heath St. W., the minimum **rear yard setback** is 12.0 metres;
- (D) On a **lot** along the west side of Avenue Rd., south of Lonsdale Rd. to a point 46.5 metres south of Lonsdale Rd., the minimum **rear yard setback** is 3.0 metres;
- (E) On a **lot** along the west side of Avenue Rd., south from Heath St. W. to a point 59 metres south of Heath St. W., the minimum **rear yard setback** is 15.0 metres; and [TO: 438-86; 12 (2) 7]
- (F) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(846) Exception R 846

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **ancillary building** or **structure** is not permitted on a **lot** with a **lot frontage** of less than 4.57 metres; and [TO: 438-86; 12(2) 115]  
(B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5)(h) of former City of Toronto By-law 438-86; and
- (B) On 34 Oxford St., former City of Toronto by-laws 566-76 and 567-76.

**(847) Exception R 847**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **ancillary building** or **structure** is not permitted on a **lot** with a **lot frontage** of less than 4.57 metres; and [TO: 438-86; 12(2) 115]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 56 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 240 of former City of Toronto By-law 438-86;
- (C) On 55 Leonard Ave., former City of Toronto by-law 21004;
- (D) On or between the even numbered addresses of 96-108 Nassau St., former City of Toronto by-law 21279;
- (E) On or between the even numbered addresses of 112-114 Nassau St., former City of Toronto by-law 20-68; and
- (F) On 69 Wales Ave., former City of Toronto by-laws 360-79 and 590-79.

**(848) Exception R 848**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (B) On 161R Brunswick Ave., 129 Harbord St., former City of Toronto by-law 287-93; and
- (C) On 620 Spadina Ave., former City of Toronto by-laws 660-78 and 661-78.

**(849) Exception R 849**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (B) Former City of Toronto by-law 531-78;
- (C) Former City of Toronto by-law 532-78;
- (D) Former City of Toronto by-law 533-78;
- (E) Former City of Toronto by-law 696-81;
- (F) Former City of Toronto by-law 59-82;
- (G) Former City of Toronto by-law 546-83;
- (H) Former City of Toronto by-law 547-83;
- (I) Former City of Toronto by-law 39-80;
- (J) Former City of Toronto by-law 49-90; and
- (K) On or between the even numbered addresses of 2-10 Fee Pl., 30 River St., and the even numbered addresses of 34-60 River St., 118 Sumach St., the odd numbered addresses of 81-111 Sumach St., the even numbered addresses of 92-116 Sumach St., the odd numbered addresses of 1-9 Wascana Ave., the odd numbered

addresses of 11-23 Wascana Ave., the even numbered addresses of 2-42 Wascana Ave., and the odd numbered addresses of 25-39 Wascana Ave., former City of Toronto by-laws 284-72 and 204-79.

**(850) Exception R 850**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (B) Former City of Toronto by-law 531-78;
- (C) Former City of Toronto by-law 532-78;
- (D) Former City of Toronto by-law 533-78;
- (E) Former City of Toronto by-law 39-80;
- (F) Former City of Toronto by-law 696-81;
- (G) Former City of Toronto by-law 59-82;
- (H) Former City of Toronto by-law 546-83;
- (I) Former City of Toronto by-law 547-83;
- (J) Former City of Toronto by-law 49-90;
- (K) On 465 Dundas St. E., former City of Toronto by-law 97-0105;
- (L) On 101 Sackville St., the even numbered addresses of 108-130 Sackville St., the odd numbered addresses of 123-125 Sackville St., 134 Sackville St., the even numbered addresses of 136-138 Sackville St., 140 Sackville St., 325 Shuter St., the odd numbered addresses of 335-341 Shuter St., the odd numbered addresses of 343-423 Shuter St., 427 Shuter St., the odd numbered addresses of 429-445 Shuter St., 447 Shuter St., the odd numbered addresses of 15-37 Sydenham St., the even numbered addresses of 2-40 Sydenham St., the odd numbered addresses of 29-31 Tracy St., the even numbered addresses of 12-40 Trefann St., and the odd numbered addresses of 5-15 Trefann St., former City of Toronto by-laws 284-72 and 204-79; and
- (M) On 427 Shuter St., 447 Shuter St., former City of Toronto by-law 94-0446.

**(851) Exception R 851**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) On or between the even numbered addresses of 32-34A Amelia St., the even numbered addresses of 36-40 Amelia St., former City of Toronto by-law 154-90;
- (B) On the even numbered addresses of 42-48 Amelia St., former City of Toronto by-law 419-75;
- (C) On 255 Carlton St., former City of Toronto by-laws 377-74, 58-75, 228-80, 776-84;
- (D) On or between the odd numbered addresses of 303-303R Carlton St., City of Toronto by-law 232-88;
- (E) On 430 Gerrard St. E., former City of Toronto by-law 326-67;
- (F) On the even numbered addresses of 6-16 St. James Crt., former City of Toronto by-laws 839-80 and 172-81;
- (G) On 14 Spruce St., former City of Toronto by-laws 377-74, 58-75, 228-80, 776-84;
- (H) On 388 Wellesley St. E., former City of Toronto by-law 583-75;
- (I) On 390 Wellesley St. E., former City of Toronto by-laws 582-75 and 133-76;
- (J) On 125 Winchester St., former City of Toronto by-law 109-75; and
- (K) On 125 1/2 Winchester St., former City of Toronto by-law 110-75.
- (L) On 615 Parliament Street, former City of Toronto by-law 208-2013. [ By-law: 1249-2024 ]

**(852) Exception R 852**



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) On 60 Sussex Ave, a **post-secondary school** is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) On 666 Spadina Ave., former City of Toronto by-law 20-69; and
- (B) On 704 Spadina Ave., former City of Toronto by-law 841-80. [ By-law: 1276-2022(OLT) ]

**(853) Exception R 853**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) On 25 Augusta Ave.:
  - (i) a **religious residence** may be combined with other permitted uses on the lot;
  - (ii) a rooming house with no more than 16 rooms providing living accommodation, each having no less than 7.7 square metres of **interior floor area**, and a **community centre**, are permitted if they are operated by or on behalf of a **non-profit organization**; and
  - (iii) a minimum of 8 **parking spaces** is required, in total, for the **religious residence**, the rooming house, the **community centre**, and a **day nursery**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (B) On 91 Augusta Ave., former City of Toronto by-law 60-67;
- (C) On 165 Grange Ave., former City of Toronto by-law 164-71;
- (D) On 77 Ryerson Ave., former City of Toronto by-law 163-71; and
- (E) On 20 Vanauley St., former City of Toronto by-law 680-83.

**(854) Exception R 854**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 233 of former City of Toronto By-law 438-86; and
- (B) On 11 Sullivan St., former City of Toronto by-laws 100-80, 768-80, 769-80, and 837-80.

**(855) Exception R 855**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 515-76;
- (B) Former City of Toronto by-law 576-76;
- (C) Former City of Toronto by-law 677-76;
- (D) Former City of Toronto by-law 24-77;
- (E) Former City of Toronto by-law 614-77;

- (F) Former City of Toronto by-law 391-78;
- (G) Former City of Toronto by-law 478-78;
- (H) Former City of Toronto by-law 664-78;
- (I) Former City of Toronto by-law 812-78;
- (J) Former City of Toronto by-law 889-78;
- (K) Former City of Toronto by-law 373-79;
- (L) Former City of Toronto by-law 615-79;
- (M) Former City of Toronto by-law 884-79;
- (N) Former City of Toronto by-law 61-80;
- (O) Former City of Toronto by-law 879-80;
- (P) Former City of Toronto by-law 116-82;
- (Q) Former City of Toronto by-law 145-83;
- (R) Former City of Toronto by-law 92-85;
- (S) Former City of Toronto by-law 514-86; and
- (T) On 3 Berkeley St., former City of Toronto by-laws 606-87 and 65-90.

(856) Exception R 856

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) If the following **building** types are permitted on a **lot**, the minimum **lot frontage** is:
  - (i) 5 metres if it has a **detached house**;
  - (ii) 10 metres if it has a **semi-detached house**;
  - (iii) 5 metres if it has a **duplex**;
  - (iv) 5 metres if it has a **triplex**;
  - (v) 10 metres if it has a **fourplex**; and
  - (vi) 5 metres if it has a **townhouse** or **apartment building**.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 1996-0118.

(857) Exception R 857

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 531-78;
- (B) Former City of Toronto by-law 532-78;
- (C) Former City of Toronto by-law 533-78;
- (D) Former City of Toronto by-law 39-80;
- (E) Former City of Toronto by-law 696-81;
- (F) Former City of Toronto by-law 59-82;
- (G) Former City of Toronto by-law 546-83;
- (H) Former City of Toronto by-law 547-83;
- (I) Former City of Toronto by-law 49-90; and
- (J) On the odd numbered addresses of 449-463 Shuter St., former City of Toronto by-laws 284-72 and 204-79.

(858) Exception R 858

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 531-78;
- (B) Former City of Toronto by-law 532-78;
- (C) Former City of Toronto by-law 533-78;
- (D) Former City of Toronto by-law 39-80;
- (E) Former City of Toronto by-law 696-81;
- (F) Former City of Toronto by-law 59-82;
- (G) Former City of Toronto by-law 546-83;
- (H) Former City of Toronto by-law 547-83;
- (I) Former City of Toronto by-law 49-90; and
- (J) On 467 Shuter St., former City of Toronto by-law 94-0446.

**(859) Exception R 859**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 188-190 Carlton St., former City of Toronto by-law 514-93.

**(860) Exception R 860**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 322 of former City of Toronto By-law 438-86;
- (B) On the even numbered addresses of 40-100 Hazelton Ave., former City of Toronto by-law 192-69;
- (C) On 41 Hazelton Ave., former City of Toronto by-law 18442;
- (D) On 115 Hazelton Ave., former City of Toronto by-law 941-79;
- (E) On 116 Hazelton Ave., former City of Toronto by-laws 17544, 17609, 17863, 18278, 18442, 19062, 19228, 19291, 19345, 20994, 21298, 21963, 22192, and 22906;
- (F) On the odd numbered addresses of 11-13 New St., 15 New St., former City of Toronto by-law 63-76;
- (G) On 1 Webster Ave., former City of Toronto by-law 192-69; and
- (H) On 9 Webster Ave., former City of Toronto by-laws 192-69 and 22-75.
- (I) On 34 and 38 Hazelton Avenue, City of Toronto by-law 148-2011. [ By-law: 1249-2024 ]

**(862) Exception R 862**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (B) On 98 Trinity St., former City of Toronto by-law 803-84; and
- (C) On 104 Trinity St., City of Toronto by-law 346-04.

(863) Exception R 863

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (B) On 66 Collier St., former City of Toronto by-laws 313-71 and 241-72; and
- (C) On 32 Park Rd., former City of Toronto by-laws 560-77 and 208-82.

(864) Exception R 864

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7); and
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) On 17 Pembroke St., former City of Toronto by-laws 407-77, 70-78 and 611-78; and
- (C) On 23 Pembroke St., 200 Sherbourne St., 218 Sherbourne St., former City of Toronto by-laws 407-77 and 611-78.

(865) Exception R 865

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86;
- (B) On 291 George St., former City of Toronto by-law 255-85;
- (C) On or between the odd numbered addresses of 139-149 Gerrard St. E., the odd numbered addresses of 151-159 Gerrard St. E., the odd numbered addresses of 161-163 Gerrard St. E., the odd numbered addresses of 179-191 Gerrard St. E., 306 Sherbourne St., former City of Toronto by-law 21115;
- (D) On 169 Gerrard St. E., former City of Toronto by-laws 21115 and 65-86;
- (E) On 266 Sherbourne St., former City of Toronto by-law 237-70; and
- (F) On 280 Sherbourne St., former City of Toronto by-laws 206-76, 389-76, and 422-76.

(868) Exception R 868

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) On the even numbered addresses of 158-160 Strachan Ave., former City of Toronto by-law 417-76.

(869) Exception R 869

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) On 575 Adelaide St. W., the odd numbered addresses of 645-653 Adelaide St. W., former City of Toronto by-laws 690-79, 586-80, 587-80 and 489-84;
- (C) On the even numbered addresses of 618-654 Adelaide St. W., former City of Toronto by-law 690-79 and 583-80;
- (D) On 788 Adelaide St. W., former City of Toronto by-law 560-87;
- (E) On the odd numbered addresses of 49-57 Michener Crt., the even numbered addresses of 48-56 Michener Crt., former City of Toronto by-laws 690-79, 586-80, 587-80 and 489-84;
- (F) On 241 Niagara St., former City of Toronto by-law 590-91;
- (G) On 260 Niagara St., 774 Richmond St. W., former City of Toronto by-law 21026;
- (H) On the odd numbered addresses of 75-101 Tecumseth St., former City of Toronto by-laws 690-79, 586-80, 587-80 and 489-84; and
- (I) On the odd numbered addresses of 109-123 Tecumseth St., former City of Toronto by-law 690-79 and 583-80.

(870) Exception R 870

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86; and
- (B) On 831 Richmond St. W., former City of Toronto by-laws 252-74, 399-74, 301-75 and 453-75.

(871) Exception R 871

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 38 Earl St., being former City of Toronto by-law 408-81;
- (C) On 123 Isabella St., former City of Toronto by-law 384-70;
- (D) On the even numbered addresses of 164-166 Isabella St., former City of Toronto by-law 395-87;
- (E) On 5 Selby St., former City of Toronto by-law 516-87; and
- (F) On 582 Sherbourne St., by-laws 35-76 and 430-76-Section 12(5)(f), of former City of Toronto By-law 438-86.
- (G) On 136 Isabella Street (15 Huntley Street), City of Toronto by-law 1036-2010. [ By-law: 1249-2024 ]

(H) On 571 Jarvis Street and 119 Isabella Street, City of Toronto by-law 115-2014. [ By-law: 1249-2024 ]

(872) Exception R 872

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (C) On 8 Irwin Ave., City of Toronto by-law 809-88;
- (D) On 11 Irwin Ave., former City of Toronto by-law 551-77;
- (E) On the even numbered addresses of 12-14 Irwin Ave., former City of Toronto by-law 733-79;
- (F) On 13 Irwin Ave., the odd numbered addresses of 17-19 Irwin Ave., former City of Toronto by-law 810-88;
- (G) On or between the even numbered addresses of 8-12 St. Joseph St., former City of Toronto by-law 328-88; and
- (H) On 14 St. Joseph St., former City of Toronto by-laws 616-77 and 617-77.

(873) Exception R 873

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) Section 12(5)(h) of former City of Toronto By-law 438-86; and
- (C) On 159 Bleecker St., former City of Toronto by-laws 377-77 and 378-77.

(874) Exception R 874

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4);
- (B) On a **lot**, a **tourist home** is permitted; and
- (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principal **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (B) On 71 Charles St. E., 589 Church St., 72 Isabella St., former City of Toronto by-laws 506-77 and 507-77;
- (C) On 77 Charles St. E., former City of Toronto by-law 580-89;
- (D) On the odd numbered addresses of 99-103 Charles St. E., 568 Jarvis St. City of Toronto by-law 577-09;
- (E) On 561 Church St., former City of Toronto by-laws 26-76 and 28-76;
- (F) On the odd numbered addresses of 577-585 Church St., the even numbered addresses of 86-96 Gloucester St., 79 Isabella St., former City of Toronto by-law 28-76;
- (G) On 19 Dundonald St., former City of Toronto by-law 532-83;
- (H) On 36 Dundonald St., former City of Toronto by-law 363-80; and
- (I) On the even numbered addresses of 90-92 Isabella St., former City of Toronto by-laws 362-78 and 363-78.

(875) Exception R 875

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 208 of former City of Toronto By-law 438-86;
- (C) On 26 Alexander St., former City of Toronto by-laws 22303 and 35-74; and
- (D) On 25 Maitland St., former City of Toronto by-laws 511-82 and 277-85.

**(876) Exception R 876**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 556 Sherbourne St., former City of Toronto by-law 261-68.

**(877) Exception R 877**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 172 Carlton St., former City of Toronto by-law 334-81.

**(878) Exception R 878**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 56 Wellesley St. E., former City of Toronto by-law 443-84.

**(879) Exception R 879**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 209-215 Wellesley St. E., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 525-82, and 740-04.

(880) Exception R 880

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 15 Dundonald St., former City of Toronto by-law 22654; and
- (C) On 22 Wellesley St. E., City of Toronto by-law 454-03.

(881) Exception R 881

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 54 Aberdeen Ave., former City of Toronto by-law 234-69; and
- (C) On 253 Wellesley St. E., former City of Toronto by-law 326-87.

(882) Exception R 882

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 30 Gloucester St. and 33 Isabella St., former City of Toronto by-law 188-68 and 310-69.

(883) Exception R 883

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 40 Alexander St. and 70 Alexander St., former City of Toronto by-laws 21950 and 537-93.

(884) Exception R 884

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 20 St. Joseph St., former City of Toronto by-laws 31-84 and 275-84;



- (C) On 22 St. Joseph St., former City of Toronto by-law 464-85; and
- (D) On 26 St. Joseph St., former City of Toronto by-law 742-85.

(885) Exception R 885

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 1055 Bay St., former City of Toronto by-law 329-85; and
- (C) On 5 Inkerman St., 44 Irwin Ave., former City of Toronto by-laws 693-78 and 329-85.

(886) Exception R 886

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) Section 12(5)(h) of former City of Toronto By-law 438-86; and
- (C) On the odd numbered addresses of 25-27B Wellesley St. E., former City of Toronto by-law 758-78.

(887) Exception R 887

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 380 Sherbourne St., former City of Toronto by-law 21280.

(888) Exception R 888

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:
  - (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
  - (ii) the **building lot coverage** does not exceed 50%;
  - (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
  - (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
  - (v) parking for an **apartment building** must be provided at a minimum rate of 1.0 **parking spaces** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]
- (B) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 275 Bleecker St., former City of Toronto by-law 478-91; and
- (C) On 240 Wellesley St. E., former City of Toronto by-laws 22947 and 23087.

**(889) Exception R 889**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 116 of former City of Toronto By-law 438-86.
- (B) Section 12(1) 233 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 256 of former City of Toronto By-law 438-86.

**(890) Exception R 890**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the main pedestrian entrance access to any non-residential use must be from King St. W.; and  
[TO: 438-86; 12(2) 169]
- (B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 287 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 288 of By-law 438-86;
- (C) Former City of Toronto by-law 97-0521; and
- (D) On 25 Massey St., former City of Toronto by-laws 694-86 and 96-0513.

**(891) Exception R 891**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(5)(h) of former City of Toronto By-law 438-86;
- (C) On 250 Davenport Rd., former City of Toronto by-laws 22637, 22904, 23047, and 66-74; and
- (D) On 142 Pears Ave., former City of Toronto by-laws 276-77 and 277-77.

**(892) Exception R 892**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 10 Alex Mews, 10R Alex Mews, 12 Alex Mews, 12R Alex Mews, the even numbered addresses of 14-16 Alex Mews, 16R Alex Mews, 18 Alex Mews, 18R Alex Mews, 2 Alex Mews, 20 Alex Mews, 20R Alex Mews, the even numbered addresses of 22-24 Alex Mews, 24R Alex Mews, 2R Alex Mews, 4 Alex Mews, 4R Alex Mews, the even numbered addresses of 6-8 Alex Mews, 8R Alex Mews, 100 Marlborough Ave., the even numbered addresses of 20-36 Marlborough Ave., 50 Marlborough Ave., 1172 Yonge St., former City of Toronto by-law 191-72;
- (B) On the odd numbered addresses of 121-123 Marlborough Ave., former City of Toronto by-law 379-73; and

- (C) On the lands known in 1995 as 20 Marlborough Ave., former City of Toronto by-law 96-0334 clause 5.(1) and (2).

(893) Exception R 893

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 793 Spadina Rd. in 1992, a **vehicle fuel station** is permitted; and [TO: 438-86; 12 (1) 314]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 271 of former City of Toronto By-law 438-86;
- (B) On the lands municipally known as 653 Eglinton Ave. W. in 1982 and 1989, Section 12(1) 324 of former City of Toronto By-law 438-86;
- (C) On 45 Gardiner Rd. and 800 Spadina Rd., Section 12(2) 271 former City of Toronto of By-law 438-86; and
- (D) On 800 Spadina Rd., former City of Toronto by-laws 258-89 and 507-82.

(894) Exception R 894

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced. [TO: 438-86; 12 (1) 320]

Prevailing By-laws and Prevailing Sections:

- (A) On 19 Lower Village Gate, the even numbered addresses of 18-20 Lower Village Gate, 15 Relmar Gdns., former City of Toronto by-law 330-82.

(895) Exception R 895

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 364 of former City of Toronto By-law 438-86;
- (B) On the odd numbered addresses of 3-11 Ice Cream Lane, the even numbered addresses of 2-12 Ice Cream Lane, 1 Trent Ave., 1A Trent Ave., 3 Trent Ave., City of Toronto by-law 826-00; and
- (C) On or between the odd numbered addresses of 5-29 Trent Ave., City of Toronto by-law 1106-01.

(896) Exception R 896

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:
  - (i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and
  - (ii) the required **parking space** is provided in a garage or area on the **lot**; and [TO: 438-86; 12(2) 192]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) On 33 Jackes Ave., former City of Toronto by-law 441-86.

(897) Exception R 897

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On the odd numbered addresses of 55-135 Bleecker St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, 525-82, and 740-04;
- (C) On the even numbered addresses of 484-508A Ontario St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, 525-82, and 740-04;
- (D) On the even numbered addresses of 550-584 Ontario St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, 525-82, and 740-04; and
- (E) On 225 Wellesley St. E., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 154-82, 525-82, and 740-04.

(898) Exception R 898

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot**, **parking spaces** for the permitted uses must be provided on the **lot**, if:
  - (i) no **parking space** is within 6.0 metres of the **lot line** abutting Shuter St.; and
  - (ii) an minimum of 3 **parking spaces** for every 4 **dwelling units** are provided;
- (B) For the purposes of this provision, the area that this exception pertains to is considered to be one **lot**; and [TO: 438-86; 12(1) 46]
- (C) The minimum parking rate for a **building** used for assisted housing is 0.3 **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 46 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 66 of former City of Toronto By-law 438-86; and
- (C) On 155 Sherbourne St., former City of Toronto by-laws 22956 and 22994.

(899) Exception R 899

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) Section 12(5)(h) of former City of Toronto By-law 438-86; and
- (C) On the even numbered addresses of 102-142 Dupont St., former City of Toronto by-laws 515-77, 516-77, and 529-82.

(900) Exception R 900

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 140 Madison Ave. in 1983, a **nursing home, residential care home, retirement home, or seniors community house** are permitted if the **building** or additions to the **building** comply with the other regulations of this By-law. [TO: 438-86; 12 (1) 250]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) On 96 and 96A Admiral Rd., former City of Toronto by-law 100-82;
- (C) On the odd numbered addresses of 395-397 Brunswick Ave., the odd numbered addresses of 399-403 Brunswick Ave., City of Toronto by-law 397-00;
- (D) On 8 Dalton Rd., former City of Toronto by-law 157-69;
- (E) On 81 Madison Ave., former City of Toronto by-law 622-91;
- (F) On 93 Madison Ave., former City of Toronto by-law 198-85;
- (G) On 133 Madison Ave., former City of Toronto by-law 299-84;
- (H) On 187 Madison Ave., former City of Toronto by-law 10-87;
- (I) On the lands municipally known as 316-318 St. George St. in 1987, Section 12(1) 255 of former City of Toronto By-law 438-86;
- (J) On 169 Spadina Rd., former City of Toronto by-law 11-87;
- (K) On 97 Walmer Rd., City of Toronto by-law 1091-05, as amended; and [ By-law: 97-2016 ]
- (L) On 99 Walmer Rd., former City of Toronto by-law 622-91 and City of Toronto by-law 1091-05, as amended. [ By-law: 97-2016 ]
- (M) On 100-128 Howland Avenue, City of Toronto by-law 394-2011. [ By-law: 1249-2024 ]

(901) Exception R 901

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 56 and 58 Spadina Rd. a **post-secondary school** is permitted; and
- (B) Despite 200.5.10.1(1) and 230.5.10.1(1) no **parking space** or **bicycle parking space** is required for a **post-secondary school**. [ By-law: 559-2014 (OMB PL130592) ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86; and
- (B) former City of Toronto By-law 622-91 and City of Toronto by-law 1091-05. [ By-law: 559-2014 (OMB PL130592) ]
- (B) former City of Toronto by-law 622-91 and City of Toronto by-law 1091-05, as amended. [ By-law: 97-2016 ]

(902) Exception R 902

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
- (B) On 206 ST George St., former City of Toronto by-law 409-78; and
- (C) On 212 ST George St., former City of Toronto by-law 302-75.

(903) Exception R 903

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86; and

(B) On 43 Chicora Ave., former City of Toronto by-law 552-78.

(904) Exception R 904

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** abutting Bayview Ave. is 4.87 metres. [TO: 438-86; 12(2) 278]

Prevailing By-laws and Prevailing Sections:

(A) On 50 Cornwall St., former City of Toronto by-laws 234-83 and 457-83; and

(B) On 210 Oak St., the even numbered addresses of 220-230 Oak St., former City of Toronto by-laws 22846, 23046 and 783-78.

(905) Exception R 905

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**; [TO: 438-86; 12(2) 142]

(B) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:

(i) 13.5 metres for a **detached house**;

(ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**;

(iii) 13.5 metres for a **duplex**;

(iv) 13.5 metres for a **triplex**;

(v) 30.0 metres for an **apartment building**; and

(vi) a minimum of 27 metres in total for a **townhouse building** with 3 **dwelling units**, of which the minimum **lot frontage** for the middle **dwelling unit** is 7.5 metres; and [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

(C) On the lands municipally known as 31 and 33 Oriole Rd. in 1988, 37 and 37A Gormley Ave. in 1988, 32 and 34 Duggan Ave. in 1981, 30 and 32 Lonsdale Rd. in 1983, 39 Oriole Rd. in 1983, and 41 Oriole Rd. in 1983, the minimum **lot frontage** for a **dwelling unit** in a **semi-detached house** may be less than is required in (B)(ii) above. [TO: 438-86; 12(1) 241]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 355 of former City of Toronto By-law 438-86;

(B) Section 12(2) 262 former City of Toronto of By-law 438-86;

(C) On the even numbered addresses of 32-34 Duggan Ave., former City of Toronto by-law 527-82;

(D) On the even numbered addresses of 2-4 Gormley Ave., the former City of Toronto by-law 574-79;

(E) On 17 Gormley Ave., former City of Toronto by-law 39-77;

(F) On the odd numbered addresses of 37-37A Gormley Ave., former City of Toronto by-law 527-82;

(G) On the even numbered addresses of 120-150 Lawton Blvd., the former City of Toronto by-law 574-79;

(H) On 30 and 32 Lonsdale Rd., former City of Toronto by-laws 527-82 and 194-83;

(I) On the lands municipally known as 65 and 67 Oriole Gardens in 1990, Section 12 (2) 233 of former City of Toronto By-law 438-86;

(J) On the odd numbered addresses of 31-33 Oriole Rd., former City of Toronto by-law 527-82; and

(K) On 39 Oriole Rd., the odd numbered addresses of 41A-41B Oriole Rd., former City of Toronto by-laws 527-82 and 464-83.

(906) Exception R 906

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and  
(B) On the odd numbered addresses of 111-145 Lawton Blvd., former City of Toronto by-law 574-79.

**(907) Exception R 907**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **rear yard setback** of the **building** is 12.0 metres;  
(B) A minimum of 7.5 metres of the **rear yard**, as measured from the **rear lot line**, must be used for **soft landscaping**; and [TO: 438-86; 12 (2) 16]  
(C) A maximum of three attached **dwelling units** are permitted in a **townhouse building**. [TO: 438-86; 12(2) 142]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and  
(B) On 10 Delisle Ave., City of Toronto by-law 104-01.

**(908) Exception R 908**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, an **apartment building, duplex, triplex, or townhouse** is not a permitted **building** type, unless:  
(i) the **lot frontage** is greater than 8.5 metres or the **lot** legally existed on January 11, 1988; and  
(ii) the required **parking space** is provided in a garage or area on the **lot**; and [TO: 438-86; 12(2) 192]  
(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and  
(B) On 16 Summerhill Ave., former City of Toronto by-laws 167-68, 235-68, and 331-67.

**(909) Exception R 909**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;  
(B) On 10 Avoca Ave., former City of Toronto by-law 251-67;  
(C) On 21 Pleasant Blvd., former City of Toronto by-law 22740;  
(D) On 40 Rosehill Ave., former City of Toronto by-law 599-82;  
(E) On 50 Rosehill Ave., City of Toronto by-law 589-05; and  
(F) On 70 Rosehill Ave., former City of Toronto by-laws 645-76, 64-80, and 65-80.

**(910) Exception R 910**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 144 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 265 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 326 of former City of Toronto By-law 438-86;
- (E) On 70 Shaftesbury Ave., former City of Toronto by-law 395-76;
- (F) On 15 Summerhill Ave., former City of Toronto by-law 286-83; and
- (G) On 95 Summerhill Ave., former City of Toronto by-laws 835-80 and 333-81.

(911) Exception R 911

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 325 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 326 of former City of Toronto By-law 438-86; and
- (D) On 80 St. Clair Ave. E., former City of Toronto by-laws 285-67 and 100-68.

(912) Exception R 912

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On 107 Broadway Avenue, City of Toronto By-law 165-69;
- (D) On 15 Erskine Avenue, former City of Toronto by-law 195-67;
- (E) On or between the odd numbered addresses of 133-141 Erskine Avenue, the odd numbered addresses of 165-171 Erskine Avenue, former City of Toronto by-law 20904; and
- (F) On the even numbered addresses of 140-144 Redpath Avenue, City of Toronto by-law 49-02. [ By-law: 63-2024 ]

(916) Exception R 916

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;



(918) Exception R 918

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 345 Merton St., former City of Toronto by-law 22269.

(919) Exception R 919

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (B) The minimum **lot frontage** for a **lot** with a **detached house** is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 221 Balliol Street, former City of Toronto By-law 22290. [ By-law: 63-2024 ]

(922) Exception R 922

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 326 of former City of Toronto By-law 438-86;
- (C) On 45A Alvin Ave., the odd numbered addresses of 35-51 Heath St. E., the even numbered addresses of 38-64 Heath St. E., the even numbered addresses of 66-70 Heath St. E., former City of Toronto by-law 670-80;
- (D) On 57 Alvin Ave., former City of Toronto by-law 44-86;
- (E) On 12 Glen Elm Ave., City of Toronto by-law 394-06; and
- (F) On 30 Glen Elm Ave., former City of Toronto by-law 623-76.

(926) Exception R 926

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, no window of a **building** facing Pleasant Blvd. may display goods or advertising; and [TO: 438-86; 12 (2) 30]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 267 of former City of Toronto By-law 438-86; and
- (C) On 40 Pleasant Blvd., former City of Toronto by-laws 21699, 21670 and 89-68.

(927) Exception R 927

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 303 of former City of Toronto By-law 438-86; and
- (B) On the even numbered addresses of 170-198 Brandon Ave., the odd numbered addresses of 1111-1193 Lansdowne Ave., 1195 Lansdowne Ave., the odd numbered addresses of 1197-1201 Lansdowne Ave., the even numbered addresses of 808-920 St. Clarens Ave., former City of Toronto by-law 96-0276.

(928) Exception R 928

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 313 of the former City of Toronto By-law 438-86;
- (B) Former City of Toronto By-law 97-229; and
- (C) City of Toronto By-law 747-98. [ By-law: 348-2021 ]

(929) Exception R 929

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 5 Austin Terrace in 1983, a **day nursery**, a library, a **private school**, a **retirement home**, a **religious residence**, an office, a **nursing home**, **hospice care home**, or a **residential care home** are permitted if:
  - (i) they are located in the **building** that existed on the **lot** on July 11, 1983;
  - (ii) there is no increase in floor area of the **building** that existed on the **lot** on July 11, 1983; and
  - (iii) all other regulations of this By-law are complied with; [TO: 438-86; 12 (1) 261]
- (B) A **dwelling unit** is only permitted in a **detached house** or a **duplex**; and for a **duplex**, the following also applies:
  - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
  - (ii) the minimum **side yard setback** for a **duplex** or for the exterior of two attached **duplex residential buildings** is 3.0 metres. [TO: 438-86; 6(1)(f)(a)(i)] and [TO:438-86; 6(3) PART II 3. D.] and [TO: 438-86; 12 (2) 50]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 50 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 323 of former City of Toronto By-law 438-86;
- (C) On 121 East Liberty St., the even numbered addresses of 128-132 East Liberty St., 132R East Liberty St., 45 East Liberty St., the even numbered addresses of 90-120 Lyndhurst Ave., the even numbered addresses of 14-20 Strachan Ave., City of Toronto by-law 566-00;
- (D) On 20R Connable Dr., 22 Connable Dr., the even numbered addresses of 6-20 Connable Dr., the odd numbered addresses of 153-169 Lyndhurst Ave., 169R Lyndhurst Ave., former City of Toronto by-laws 365-75, 416-75, and 489-75; and
- (E) On or between the odd numbered addresses of 183-187 Lyndhurst Ave., former City of Toronto by-law 295-79.

(930) Exception R 930

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (B) The minimum **lot frontage** for a **lot** with a **detached house** is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']
- (C) Despite regulation 10.10.80.40(1), a **vehicle** entrance through the front **main wall** of a **residential building**, other than an **ancillary building**, is not permitted; and [ By-law: 1426-2017 ]
- (D) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
  - (i) the maximum area of the platform is 4.0 square metres;
  - (ii) the minimum **side yard setback** of the platform is 1.8 metres; and
  - (iii) may not encroach into the required **rear yard setback**. [ By-law: 1426-2017 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (D) On the odd numbered addresses of 61-65 Petman Ave., former City of Toronto by-law 354-73; and
- (E) On 36 Whitewood Rd., City of Toronto by-laws 545-2004 and 134-2005.

(931) Exception R 931

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 84 Davisville Ave. in 1984, a **retirement home** maintained by the Salvation Army is permitted, if:
  - (i) the **building setback** from the **lot line** that abuts Millwood Rd. is a minimum of 30.0 metres; and
  - (ii) no **driveway** to the **lot** is provided by way of Millwood Rd.; [TO: 438-86; 12(1) 40]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (C) The minimum **lot frontage** for a **lot** with a **detached house** is 9.0 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']
- (D) Despite regulation 10.10.80.40(1), a **vehicle** entrance through the front **main wall** of a **residential building**, other than an **ancillary building**, is not permitted; and [ By-law: 1426-2017 ]
- (E) Despite regulations 10.5.40.50(2), 10.5.40.60(1)(C) and 10.5.40.60(1)(D), a platform without **main walls**, such as a deck or balcony, attached to or within 0.3 metres of the rear **main wall** of a **residential building** and at a height greater than 1.2 metres above **established grade**, must comply with the following:
  - (i) the maximum area of the platform is 4.0 square metres;
  - (ii) the minimum **side yard setback** of the platform is 1.8 metres; and
  - (iii) may not encroach into the required **rear yard setback**. [ By-law: 1426-2017 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 63 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (D) On 21 Hillsdale Ave. E. and 12-20 Manor Road, former City of Toronto By-law 809-84 and City of Toronto By-law 607-1998.
- (E) On 32 Hillsdale Ave. E., former City of Toronto by-law 518-83;

(F) On the even numbered addresses of 12-16 Manor Rd. E., former City of Toronto by-law 809-84;

(G) On 168 Manor Rd. E., former City of Toronto by-law 165-75; and

(H) On 170 Manor Rd. E., City of Toronto by-law 543-04. [ By-law: 1675-2013 ]

**(933) Exception R 933**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type; and [TO: 438-86; 12 (2) 8]

(B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

(A) On or between the even numbered addresses of 20-74 Bowood Ave., the odd numbered addresses of 21-87 Bowood Ave., former City of Toronto by-law 136-77;

(B) On 248 Ranleigh Ave., former City of Toronto by-law 603-86; and

(C) On or between the odd numbered addresses of 207-217 Roslin Ave., City of Toronto by-law 106-01.

**(934) Exception R 934**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) An **apartment building** is not a permitted **building** type. [TO: 438-86; 12 (2) 8]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 269 of former City of Toronto By-law 438-86.

**(935) Exception R 935**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7); and

(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86; and

(B) On 54 Foxbar Rd., former City of Toronto by-law 121-82.

**(937) Exception R 937**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7); and

(B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

**(938) Exception R 938**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7); and
- (B) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

- (A) On 61 Main St., former City of Toronto by-law 455-85.

(940) Exception R 940

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres; [TO: 438-86; 12(2) 112]
- (B) The lands must comply with exception 900.2.10(7); and
- (C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(941) Exception R 941

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(7); and
- (C) An office is permitted. [TO: 438-86; 6(1)(f)(b)(iv)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On 890 Mount Pleasant Rd., former City of Toronto by-laws 22719, 22804, 803-78, and 429-80;
- (D) On 808 Mount Pleasant Rd., former City of Toronto by-law 389-83; and
- (E) On 900 Mount Pleasant Rd., City of Toronto by-law 920-03.

(943) Exception R 943

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(7);
- (C) An office is permitted; and [TO: 438-86; 6(1)(f)(b)(iv)]
- (D) The minimum **lot frontage** for a **lot** with a **detached house** is 7.5 metres. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 595 Eglinton Ave. E., former City of Toronto by-law 96-0145.

(944) Exception R 944

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 29, 31, 33 and 39 Pleasant Boulevard, if the requirements of Section 6 and Schedule A of By-law 166-2022 are complied with, a residential **building or structure**, may be erected and used in compliance with (B) to (X) below:
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law 166-2022;
- (C) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** of all **buildings** and **structures** on the **lot** is 20,150 square metres;
- (D) For the purpose of this exception, the calculation of **gross floor area** does not include the areas occupied by any non-structural architectural grid system or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features;
- (E) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building or structure** is the height in metres specified by the numbers following the symbol HT as shown on Diagram 2 of By-law 166-2022;
- (F) Despite Regulation 10.5.40.10(1), the height of a **building or structure** is measured as the vertical distance between the Canadian Geodetic elevation of 140.80 metres and the elevation of the highest point of the **building or structure**;
- (G) Despite Regulations 10.5.40.10(3), 10.5.40.10(4), 10.10.40.10(1), 10.10.40.10(8), 10.10.40.10(9), 10.10.40.10(10), and (E) above, no portion of the **building or structure** shall exceed the height limits shown in metres and specified by the numbers following the letter HT shown on Diagram 2 of By-law 166-2022, except for the following:
  - (i) Railings and guards, which may project above the permitted maximum height by a maximum of 2.0 metres;
  - (ii) Mechanical equipment used for the functional operation of the **building**, elevator overruns and machine rooms, and electrical elements (including screens and mechanical penthouse) may project above the permitted maximum height by a maximum of 10.60 metres, provided its coverage does not exceed 80 percent of the area of the roof of the tower floor plate, labelled as HT 112.0 on Diagram 2 of By-law 166-2022;
  - (iii) Vents, ornamental architectural elements, exhausts, lightning rods, chimney stacks, window washing and **building** maintenance equipment, **green roof** elements, roof assemblies, parapets and ornamental architectural elements may project above the permitted maximum height by a maximum of 10.60 metres;
  - (iv) Wind remediation screens and **structures** may project above the permitted maximum height by a maximum of 3.0 metres; and
  - (v) Landscape features and elements including trellises, and outdoor amenity **structures**, which may project above the permitted maximum height by a maximum of 3.0 metres;
- (H) Despite Regulations 10.5.40.50(2), 10.5.40.60 (1), (2), (3), (4), and (5), 10.5.40.70 (1) and (2) and 10.10.40.70 (1), (2), and (3), no portion of the **building or structure** erected above finished ground level is permitted to be located otherwise than wholly within the areas delineated by heavy lines on the attached Diagram 2 of By-law 166-2022, except for the following:
  - (i) Pilasters, decorative columns, canopies, belt courses, pipes, utility equipment, awnings, **building** cornices, lighting fixtures, ornamental architectural elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, terraces, wheel chair ramps, vents, retaining walls and curbs, **bicycle parking spaces**, landscape and **green roof** elements, mechanical and architectural screening and wind mitigation features, which may exceed beyond the heavy lines, except for the lot lines, as shown on Diagram 2 of By-law 166-2022 up to a maximum of 3.0 metres;
  - (ii) Balconies may project beyond the heavy lines up to a maximum of 1.8 metres; and
  - (iii) Despite H) ii. above, balconies on the south **main wall** of the **building** between the Canadian Geodetic elevation of 140.80 metres and the Canadian Geodetic elevation of 186.0 metres may project beyond the heavy lines up to a maximum of 1.5 metres;
- (I) For the purpose of this exception, non-structural ornamental architectural elements permitted by (H) above, including the areas that may be fully or partly enclosed by such features, are not **main walls**;
- (J) Despite Regulation 10.5.50.10(4), a minimum of 320 square metres of **landscaping or soft landscaping** is required to be provided on the **lot**, excluding the portion of the **lot** labelled as Parkland on Diagram 2 of By-law 166-2022, of which a minimum of 120 square metres will be **soft landscaping**;

- (K) Despite Regulation 10.5.50.10(5), a 1.5 metre wide **soft landscaping** strip is not required to be provided along any part of a **lot line** abutting another **lot** in the Residential Zone category;
- (L) Despite Regulation 10.5.80.40(3)(A), **vehicle** access to a **parking space** on the **lot** may be from the **street**;
- (M) Despite Regulation 10.5.100.1(4)(B), a **driveway** may have a maximum total width of 7.2 metres;
- (N) Regulation 10.5.100.1(5) with regards to a **vehicle** access provided between the **street** and the principle pedestrian entrance to the **building** does not apply;
- (O) Regulation 10.10.80.40(2) with regards to parking access to a **corner lot** or a **lot** abutting a lane does not apply;
- (P) Despite Regulations 200.5.1(2), 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum requirements:
  - (i) 0.22 **parking spaces** per **dwelling unit** for residents;
  - (ii) 0.03 **parking spaces** per **dwelling unit** for visitors; and
  - (iii) In addition to i. and ii. above, one car-share **parking space** is permitted;
- (Q) For the purpose of this exception, car-share is the practice whereby a number of people share the use of one or more cars that are owned and operated by a profit or nonprofit car sharing organization;
- (R) For the purpose of this exception, car-share **parking space** means a **parking space** that is reserved and actively used for car-sharing;
- (S) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 4.15 metres from the **lot line** abutting a **street**;
- (T) Despite Regulation 200.15.1(1)(B), an accessible **parking space** must have a minimum width of 3.4 metres;
- (U) Despite Regulation 200.15.1(4), accessible **parking spaces** on Parking Level 1 are not required to be closest to a barrier free passenger elevator that provides access to the first **storey** of the **building** or the shortest route from the required entrance to the elevator;
- (V) Despite Regulation 10.10.40.30(1)(B), the permitted maximum **building depth** is 32.0 metres;
- (W) Despite Regulation 10.10.40.50(1), residential **amenity space** shall be provided and maintained in accordance with the following minimum requirements:
  - (i) a minimum of 1.78 square metres of indoor **amenity space** per **dwelling unit** must be provided; and
  - (ii) a minimum of 1.38 square metres of outdoor **amenity space** per **dwelling unit** must be provided, of which at least 40 square metres of outdoor **amenity space** must be provided in a location directly accessible from an area containing indoor **amenity space**; and
- (X) Despite Regulation 230.5.1.10(4), the minimum width of a **stacked bicycle parking space** is 0.43 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 166-2022 ]

(946) Exception R 946

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a detached dwelling that such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst St.; [TO: 438-86; 12(2) 274]
- (C) The lands must comply with exception 900.2.10(5); and
- (D) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 12.0 metres for a **detached house**;
  - (ii) 7.5 metres for each **dwelling unit** in a **semi-detached house**; and
  - (iii) 15.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 365 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 1733-1735 Bathurst St. in 1988, Section 12(1) 325 of former City of Toronto By-law 438-86.

(947) Exception R 947

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
  - (i) it is located in the **basement** or on the **first floor** of a detached dwelling that such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst St.; and [TO: 438-86; 12(2) 274]
- (C) The lands must comply with exception 900.2.10(5).

Prevailing By-laws and Prevailing Sections: (None Apply)

(948) Exception R 948

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On or between the odd numbered addresses of 573-607 Roehampton Ave., former City of Toronto by-law 154-74.

(949) Exception R 949

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres; [TO: 438-86; 12(2) 112]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **triplex, fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **triplex, fourplex** or **apartment building** built after October 11, 1977 is permitted if the same **building** type existed on the **lot** on October 11, 1977; and [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On the lands municipally known as 85 Craighurst Ave. in 1978, Section 12(1) 68(e);



- (D) On the lands municipally known as 31 St. Clements Ave. in 1998, Section 12(1) 442 of former City of Toronto By-law 438-86;
- (E) On the lands municipally known as 575-583 Duplex Ave. in 2004, Section 12(2) 337 of former City of Toronto By-law 438-86;
- (F) On the even numbered addresses of 42-44 Roselawn Ave., former City of Toronto by-law 615-78; and
- (G) On 168 Rosewell Ave., former City of Toronto by-law 636-77.

(951) Exception R 951

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building length** is 14.0 metres; [TO: 438-86; 12(2) 112]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **triplex, fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on October 11, 1977; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **triplex, fourplex** or **apartment building** built after October 11, 1977 is permitted if the same **building** type existed on the **lot** on October 11, 1977; and [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On 218 Roselawn Ave., former City of Toronto by-law 689-78; and
- (D) On 224 Roselawn Ave., former City of Toronto by-law 457-81.

(952) Exception R 952

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5); and
- (C) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 12.0 metres for a **detached house**;
  - (ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**; and
  - (iii) 12.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 326 of former City of Toronto By-law 438-86.

(953) Exception R 953

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5); and

(C) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:

- (i) 12.0 metres for a **detached house**;
- (ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**; and
- (iii) 12.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(954) Exception R 954

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex** or **apartment building** built after March 13, 1978 is permitted if the same **building** type existed on the **lot** on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On 88 Keewatin Ave. and 1015R Mount Pleasant Rd., former City of Toronto by-laws 598-78, 728-78 and 326-80;
- (D) On the even numbered addresses of 260-416 Keewatin Ave., former City of Toronto by-laws 375-78 and 716-78; and
- (E) On 13 Sherwood Lane, former City of Toronto by-laws 728-78 and 326-80.

(955) Exception R 955

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex** or **apartment building** built after March 13, 1978 is permitted if the same **building** type existed on the **lot** on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;

- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 7 Glazebrook Ave., the odd numbered addresses of 7-29 Glenavy Ave., the even numbered addresses of 8-28 Glenavy Ave., the even numbered addresses of 572-590 Roehampton Ave., the even numbered addresses of 2-28 Rowley Ave., the odd numbered addresses of 9-27 Rowley Ave., former City of Toronto by-laws 149-78 and 326-80.

(956) Exception R 956

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex or apartment building** is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex or apartment building** built after March 13, 1978 is permitted if the same **building** type existed on the **lot** on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On the even numbered addresses of 16-26 Bruce Park Ave., the odd numbered addresses of 565-571 Roehampton Ave., the odd numbered addresses of 3-45 Walder Ave., former City of Toronto by-laws 149-78 and 326-80;
- (D) On or between the odd numbered addresses of 109-137 Banff Rd., the even numbered addresses of 110-138 Banff Rd., former City of Toronto by-law 200-80;
- (E) On the odd numbered addresses of 147-159 Banff Rd., the odd numbered addresses of 449-467 Roehampton Ave., former City of Toronto by-law 99-73;
- (F) On or between the odd numbered addresses of 147-159 Banff Rd., former City of Toronto by-law 154-74;
- (G) On the odd numbered addresses of 147-159 Banff Rd., the odd numbered addresses of 29-43 Cardiff Rd., former City of Toronto by-law 637-77; and
- (H) On 240 Broadway Ave., the even numbered addresses of 244-246 Broadway Ave., former City of Toronto by-law 671-79.

(957) Exception R 957

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(5); and
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (D) On or between the even numbered addresses of 128-134 Heath St. E., former City of Toronto by-law 203-80; and

- (E) On or between the even numbered addresses of 2-36 Cornish Rd., the odd numbered addresses of 9-29 Cornish Rd., former City of Toronto by-law 576-79.

**(958) Exception R 958**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5);
- (C) Despite (B), a maximum of three **dwelling units** are permitted in a **townhouse**; [TO: 438-86; 12(1)68 (a)]
- (D) Despite (B) and (C), the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex** or **apartment building** is permitted if the **lot** was used for such purpose on March 13, 1978; [TO: 438-86; 12(1)68 (d) (i)]
- (E) Despite (B) and (C) the use of a **lot** for **dwelling units** in a **townhouse, triplex, fourplex** or **apartment building** built after March 13, 1978 is permitted if the same **building** type existed on the **lot** on March 13, 1978; and [TO: 438-86; 12(1)68 (d) (ii)]
- (F) A **detached house** may be converted to contain two or more **secondary suites** in compliance with Section 150.10 if the **building** has a minimum **interior floor area** of 140 square metres. [TO: 438-86; 12(1)68 (c)] [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On or between the odd numbered addresses of 251-359 Keewatin Ave., the odd numbered addresses of 367-411 Keewatin Ave., former City of Toronto by-laws 375-78 and 716-78; and
- (D) On the odd numbered addresses of 361-365A Keewatin Ave., former City of Toronto by-laws 435-75, 375-78 and 716-78.

**(960) Exception R 960**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (B) A **dwelling unit** is only permitted in a **detached house**, a **semi-detached house**, or a **duplex**; and for a **duplex**, the following also applies:
  - (i) a **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
  - (ii) the exterior **side yard setback** for a **duplex** or for two attached **duplex residential buildings** is 3 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86.

**(961) Exception R 961**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 319 of former City of Toronto By-law 438-86.

**(962) Exception R 962**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) City of Toronto by-law 716-01.

(963) Exception R 963

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86.

(964) Exception R 964

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 514 Jarvis St., former City of Toronto by-law 264-89.

(965) Exception R 965

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4); and
- (B) The minimum **front yard setback** is 6.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 100 Wellesley St. E., former City of Toronto by-law 378-67.

(966) Exception R 966

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands known as 35 Jackes Ave. in a **building** that existed on the **lot** on May 5, 1986, office is permitted, if it is an office associated with The Frontier College; and [TO: 438-86; 12 (1) 43]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) On 35 Jackes Ave., former City of Toronto by-law 441-86.

(967) Exception R 967

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands known as 7 and 9 Jackes Ave. in a **building** that existed on the **lot** on May 27, 1963, office is permitted, if:
  - (i) it is a medical office;
  - (ii) an office of a professional person;
  - (iii) an office of a **non-profit organization**; or
  - (iv) a business administration office; and [TO:438-86; 12(1) 43]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) On 7 Jackes Ave., former City of Toronto by-laws 331-67, 167-68, 235-68, 164-75, and 380-75.

(968) Exception R 968

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands known as 44 Jackes Ave. in a **building** that existed on the **lot** on May 27, 1963, office is permitted, if:
  - (i) it is a medical office;
  - (ii) an office of a professional person;
  - (iii) an office of a **non-profit organization**; or
  - (iv) a business administration office; and [TO:438-86; 12(1) 43]
- (B) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) On 44 Jackes Ave., former City of Toronto by-law 22195.

(969) Exception R 969

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86; and
- (B) On 155 Wellesley St. E., former City of Toronto by-law 22751.

(970) Exception R 970

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 434 of former City of Toronto By-law 438-86;
- (B) On 405 Sherbourne St., former City of Toronto by-laws 657-76, 494-77, 572-77, 678-79, 689-80, 34-82, 525-82, and 740-04;
- (C) On 437 Sherbourne St., former City of Toronto by-law 450-90;
- (D) On 439 Sherbourne St., former City of Toronto by-law 183-84; and
- (E) On 467 Sherbourne St., former City of Toronto by-law 21512.

**(974) Exception R 974**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) On 95 Wellesley St. E., 111 Wellesley St. E., former City of Toronto by-law 525-88;
- (B) On 440 Jarvis St., former City of Toronto by-law 55-88; and
- (C) On 460 Jarvis St., former City of Toronto by-law 525-88.

**(975) Exception R 975**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections

- (A) Section 12(2) 260 of former City of Toronto By-law 438-86;
- (B) On 28 LINDEN ST, former City of Toronto by-law 436-77 and City of Toronto by-law 986-2007;
- (C) On the lands municipally known as 540 and 583 Sherbourne St., Section 12(2) 209 of former City of Toronto By-law 438-86;
- (D) On 540 Sherbourne St., former City of Toronto by-law 532-85;
- (E) On 555 Sherbourne St., former City of Toronto by-laws 258-71, 693-80, 258-85, 94-0612, and 94-0727 and City of Toronto by-law 1044-06;
- (F) On 582 Sherbourne St., City of Toronto by-law 986-2007;
- (G) On 583 Sherbourne St., former City of Toronto by-laws 547-85 and 94-0727; and
- (H) On 592 Sherbourne St., former City of Toronto by-law 207-90.

**(976) Exception R 976**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86; [ By-law: 549-2019 ]
- (B) On 124 Spencer Ave., City of Toronto by-law 977-2009.

**(977) Exception R 977**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) The lands must comply with exception 900.2.10(5);
- (C) The minimum **lot frontage** for a **lot** with one of the following **residential building** types is:
  - (i) 12.0 metres for a **detached house**;
  - (ii) 9.0 metres for each **dwelling unit** in a **semi-detached house**; and
  - (iii) 12.0 metres for a **duplex**. [TO: 438-86; 6(3), Part VII, 1.(i) and Appendix 'B']

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) On 107 Rose Park Dr., former City of Toronto by-law 584-86.

(980) Exception R 980

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 250 Lawrence Ave. West in 1988, a medical office is permitted, if:
  - (i) the **building lot coverage** does not exceed 50%;
  - (ii) the **building** floor space index does not exceed 1.5;
  - (iii) the **building** height does not exceed 10.7 metres;
  - (iv) the **building setback** from the **front lot line** is not less than 9.1 metres;
  - (v) the **building setback** from the **rear yard lot line** is not less than 7.5 metres;
  - (vi) the **building setback** from the west **side lot line** is not less than 7.5 metres;
  - (vii) the **building setback** from the east **side lot line** is not less than 6.4 metres;
  - (viii) parking is provided on the **lot** at a minimum rate of 1 **parking space** for every 46 square metres of **interior floor area**; and
  - (ix) no **vehicle** access to or from the parking area is by way of Glengarry Avenue. [TO:438-86; 12(1) 20]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 53 of former City of Toronto By-law 438-86.

(983) Exception R 983

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 495 Sherbourne St. in 1979, **public parking** is permitted, if the use is operated either by or on behalf of the owners of the lands municipally known in 1979 as 331 and 349 Sherbourne St. [TO: 438-86; 12 (1) 97]

Prevailing By-laws and Prevailing Sections: (None Apply)

(984) Exception R 984

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.2.10(4).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 66 of former City of Toronto By-law 438-86.
- (B) City of Toronto by-law 1098-2002. [ By-law: 420-2023 ]
- (C) On 102 Shuter Street and 220 George Street, City of Toronto by-law 68-2014(OMB). [ By-law: 1249-2024 ]



(985) Exception R 985

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 251 of former City of Toronto By-law 438-86.

(986) Exception R 986

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:

- (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
- (ii) the **building lot coverage** does not exceed 50%;
- (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
- (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
- (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**. [TO: 438-86; 12(1) 25]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 549-2019 ]

(987) Exception R 987

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is a permitted **building** type, if:

- (i) the floor space index does not exceed 3.5; [TO: 438-86; 12(1) 24]
- (ii) the **building lot coverage** does not exceed 50%;
- (iii) the **building setback** to the **side lot lines** is no less than 3.0 metres;
- (iv) the **building setback** to the **front lot line** is no less than 6.0 metres; and
- (v) parking for an **apartment building** must be provided at a minimum rate of 1 **parking space** for each two **dwelling units**; and [TO: 438-86; 12(1) 25]

- (B) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 549-2019 ]

(988) Exception R 988

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 1675-2013; 549-2019 ]

(989) Exception R 989

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 206 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 215 of former City of Toronto By-law 438-86.

(990) Exception R 990

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 206 of former City of Toronto By-law 438-86; and

(B) Section 12(2) 215 of former City of Toronto By-law 438-86.

(991) Exception R 991

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 70 (i), (iii), and (iv) of former City of Toronto By-law 438-86. [ By-law: 549-2019 ]

(993) Exception R 993

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.2.10(7).

Prevailing By-laws and Prevailing Sections:

(A) Section 12(1) 434 of former City of Toronto By-law 438-86;

(B) Section 12(2) 260 of former City of Toronto By-law 438-86; and

(C) On the lands bounded by Wood St., Alexander St., Yonge St., and Church St., Section 12(1) 9 of former City of Toronto By-law 438-86.

(994) Exception R 994

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]

(B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 107 of former City of Toronto By-law 438-86; and

(B) City of Toronto by-law 375-2010(OMB).

## 900.3 RD - Zone

### 900.3.1 General

(1) RD Zone Exceptions

The regulations located in Article 900.3.10 apply only to the exceptions subject to the RD zone and identified with the corresponding exception number.

### 900.3.10 Exceptions for RD Zone

(1) Exception RD 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is 9.0 metres or 13.5 metres for **lots** with flankage on **streets** with a 23 metre right-of-way or greater;
- (B) The minimum **lot area** is 290 square metres;
- (C) The minimum **front yard setback** is 6.5 metres; and
- (D) The minimum **side yard setback** is 0.9 metres and 3 metres for **side yards** where the **lot line** flanks a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(2) Exception RD 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot area** is 330 square metres;
- (B) The minimum **lot frontage** is the frontage of the **lot** that legally existed on the day of the enactment of this By-law;
- (C) The minimum **rear yard setback** is:
  - (i) 6.0 metres for the following **lots**:
    - (a) registered plan 8673 Block "E", **Lots** 68, 69,79,98,99,106,107;
    - (b) registered plan 8673 Block "J", **Lots** 44, 47,49,59,85; and
    - (c) registered plan 8673 Block "F", **Lot** 22; and
  - (ii) 3.0 metres for the following **lots**:
    - (a) registered plan 8673 Block "E", **Lot** 81; and
    - (b) registered plan 8673 Block "J", **Lots** 7, 22;
- (D) **Front yard** parking is permitted; and
- (E) Attached garages may be erected no closer than 0.45 metres to a **side lot line** if the roof overhang is not closer than 0.3 metres to the side **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception RD 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is 13.7 metres;
- (B) The minimum **lot area** is 460 square metres;
- (C) The maximum **lot coverage** is 35%;

- (D) The minimum **front yard setback** is 7.5 metres;
- (E) The minimum **rear yard setback** is 9.0 metres;
- (F) The minimum **side yard setback** is 0.9 metres and 3.5 metres for **side yards** abutting a **street**;
- (G) The minimum **side yard setback** for yards abutting Kipling Ave. is 7.5 metres; and
- (H) The maximum **building** height is 11.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(4) Exception RD 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **front yard setback** is 5.25 metres; and
- (B) The minimum **building setback** from the T.R.C.A top-of-bank line is 10.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(5) Exception RD 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 10.20.40.70 (3), the minimum **side yard setback** is 1.8 metres; and
- (B) On 97 Hillmount Avenue regulation 10.5.80.40(2) does not apply if the **building** complies with OMB Order PL100076.
- (C) For a **lawfully existing building** on the **lot** known as 2980 Weston Road:
  - (i) the maximum **driveway** width is 16.6 metres; and
  - (ii) the minimum **front yard landscaping** is 33 percent and the minimum **front yard soft landscaping** is 74 percent. [ By-law: 78-2017 ]

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(6) Exception RD 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 1978-66 and 4123.

(7) Exception RD 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2586 Lakeshore Blvd. W., former City of Etobicoke by-law 4091.

(8) Exception RD 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 11 Irwin Rd., former City of Etobicoke by-law 9010.

(9) Exception RD 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum **lot coverage**, excluding a garage, is:

- (i) 28% if the **lot area** is 510 square metres or less; and
- (ii) 25% in all other cases;

(B) The maximum **gross floor area** of a garage attached to a **residential building** is 38 square metres;

(C) The maximum floor space index of a **detached house** is:

- (i) 0.33 if the **lot area** is 510 square metres or less; and
- (ii) 0.30 in all other cases;

(D) The minimum **side yard setback** is:

- (i) 1.0 metre and the minimum aggregate **side yard setbacks** of both **side yards** is 2.4 metres, if the **lot frontage** is 15.2 metres or less;
- (ii) 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 3.0 metres in all other cases; and
- (iii) for any addition to a **detached house** existing on the date of the enactment of this By-law is the lesser of either the **side yard setback** existing on the date of the enactment of this By-law or the minimum requirements of this exception; and

(E) The maximum floor space index of the **building** on the **lot** known as:

- (i) 19 Barker Ave. is 0.33; and
- (ii) 37 Gibson Ave. is 0.34.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1675-2013 ]

(10) Exception RD 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **front yard setback** for **lots** with a **lot depth** of less than 30.0 metres is 3.0 metres;

(B) The minimum **front yard setback** for **lots** with a **lot depth** of 30.0 metres or more is 4.5 metres;

(C) The minimum **rear yard setback** is 7.5 metres, except for **lots** where the **rear lot lines** abut Martin Grove Rd., the minimum **rear yard setback** is 9.0 metres;

(D) The minimum **side yard setback** is 0.3 metres on one side, if the minimum aggregate **side yard setbacks** for both **side yards** is 1.2 metres;

(E) The minimum distance between adjacent **buildings** is 1.2 metres;

(F) The minimum **side yard setback** for a **building** on a **lot** that flanks on a **street** is 3.0 metres;

(G) On **lots** with one or more **side yard setbacks** less than 0.9 metres and abutting one or more **side yards** or **rear yards**, there must be one or more maintenance easements of 0.9 metres abutting the minimum **side yard setback**, and the maintenance easements must not be obstructed;

(H) On **lots** where the **rear lot line** abuts Martin Grove Rd., the maximum height of a fence on or within 1.2 metres of the **rear lot line** is 2.4 metres; [ By-law: 607-2015 ]

(I) The maximum **building** height is 10.5 metres;

(J) The maximum **lot coverage** is 45%; and

(K) A private garage must be set back a minimum of 4.5 metres from the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(11) Exception RD 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1981-257.

(12) Exception RD 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **front yard setback** is 4.5 metres;
- (B) The minimum **rear yard setback** is 7.5 metres, except for **lots** where the **rear lot lines** abut Martin Grove Rd. or Steeles Ave., the minimum **rear yard setback** is 10.5 metres;
- (C) The minimum **side yard setback** is 0.6 metres;
- (D) The minimum **side yard setback** for a **building** on a **lot** that abuts a **street** is 3.0 metres;
- (E) On **lots** with one or more **side yard setbacks** less than 1.2 metres and abutting one or more **side yards** or **rear yards**, there must be one or more maintenance easements of 0.6 metres abutting the minimum **side yard setback**, and the maintenance easements must not be obstructed;
- (F) No fence is permitted within any **side yard** that abuts one or more **side yards** or **rear yards**, and no fence is permitted to obstruct any maintenance easement within any **rear yard** that abuts a **side yard**;
- (G) The maximum height of a fence within 1.2 metres of a **rear lot line** is 2.4 metres, and the maximum height of a fence in a **front yard** or a **side yard** abutting a **street** is 1.2 metres, and no fence or similar **structure** may obstruct any maintenance easement;
- (H) The maximum **building** height is 10.5 metres;
- (I) Maximum **lot coverage** is 40%; and
- (J) A garage must be set back a minimum of 6.0 metres from a **street** line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(13) Exception RD 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 2.1 metres;
- (B) The minimum **rear yard setback** is 7.5 metres, except for **lots** where the **rear lot lines** abut Kipling Ave. or Steeles Ave., the minimum **rear yard setback** is 10.5 metres;
- (C) The minimum **side yard setback** is 0.6 metres;
- (D) The minimum **side yard setback** for a **building** on a **lot** that flanks on a **street** is 2.1 metres;
- (E) On **lots** with one or more **side yard setbacks** less than 1.2 metres and abutting one or more **side yards** or **rear yards**, there must be one or more maintenance easements of 0.6 metres abutting the minimum **side yard setback**, and the maintenance easements must not be obstructed;
- (F) No fence is permitted within any **side yard** that abuts one or more **side yards** or **rear yards**, and no fence is permitted to obstruct any maintenance easement within any **rear yard** that abuts a **side yard**;
- (G) The maximum height of a fence within 1.2 metres of a **rear lot line** is 2.4 metres, and the maximum height of a fence in a **front yard** or a **side yard** abutting a **street** is 1.2 metres, and no fence or similar **structure** may obstruct any maintenance easement;
- (H) The maximum **building** height is 3 **storeys**; and
- (I) A private garage or any other **ancillary building** must be set back a minimum of 4.5 metres from a **street** line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception RD 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is the average of the **lot depths** of the **lots** existing on either side of the new **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception RD 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 109 Delroy Dr., former City of Etobicoke by-law 1981-51.

(16) Exception RD 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 686-2005.

(17) Exception RD 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 851 Royal York Rd., former City of Etobicoke by-law 10,616.

(18) Exception RD 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **detached house** with a peak roof is 8.5 metres;
- (B) The maximum height of a **main wall** of a **detached house** is 6.0 metres above **established grade** for either:
- (i) all front and rear **main walls**; or
  - (ii) all side **main walls**;
- (C) The maximum height of a **detached house** with a flat roof is 6.0 metres;
- (D) Despite regulation 10.20.40.30 (1), the maximum **building depth** permitted by that regulation includes the one **storey** extension permitted by regulation 10.20.40.20 (2);
- (E) The maximum **gross floor area** on a **lot** is the greater of 185 square metres or a floor space index of 0.45, including:
- (i) the floor area of an attached or detached garage; and
  - (ii) void areas in the **building**; and
  - (iii) for the purpose of calculating a void area as part of the calculation of the maximum **gross floor area** in this Regulation:
    - (a) a void area is any part of a **building** above the **basement** level where the floor to ceiling height is 4.6 metres or greater;
    - (b) the floor area of a void area is doubled;

(c) a maximum void area of 4% of the **gross floor area** of a **building** may be excluded from the calculation of the maximum **gross floor area** permitted in a **building**. [ By-law: 607-2015 ]

(F) The minimum **side yard setback** of a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage**:

- (i) less than 15.3 metres is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres;
- (ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; and
- (iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of **lot frontage**, up to a minimum **side yard setback** of 3.0 metres for each **side yard**, and the aggregate total of both **side yards** must be at least 20 percent of the **lot frontage**; [ By-law: 607-2015 ]

(G) A garage with **parking spaces** for 3 or more **vehicles** is permitted on a **lot** with a **lot frontage** greater than 27.0 metres; and

(H) If the **lot frontage** is less than 12.0 metres, the maximum combined width of all **vehicle** entrances through the **front wall** of a **building** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception RD 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 738 Royal York Rd., former City of Etobicoke by-law 1985-158.

(20) Exception RD 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 15, 166 and 1992-23. [ By-law: 607-2015 ]

(21) Exception RD 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **detached house** with a flat roof is 6.5 metres;
- (B) Despite regulation 10.20.40.30 (1), the maximum **building depth** permitted by that regulation includes the one **storey** extension permitted by regulation 10.20.40.20 (2);
- (C) The maximum **gross floor area** on a **lot** is 135 square metres plus 25% of the **lot area**, up to a maximum floor space index of 0.5, including:
  - (i) the floor area of an attached or detached garage; and
  - (ii) void areas in the **building**; and
  - (iii) for the purpose of calculating a void area as part of the calculation of the maximum **gross floor area** in this Regulation:
    - (a) a void area is any part of a **building** above the **basement** level where the floor to ceiling height is 4.6 metres or greater;
    - (b) the floor area of a void area is doubled; and
    - (c) a maximum void area of 4% of the **gross floor area** of a **building** may be excluded from the calculation of the maximum **gross floor area** permitted in a **building**;
- (D) The minimum **side yard setback** of a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage**:



- (i) less than 15.3 metres is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres;
- (ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**;
- (iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of **lot frontage**, up to a minimum **side yard setback** of 3.0 metres for each **side yard**, and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; and [ By-law: 607-2015 ]

(E) A garage with **parking spaces** for 3 or more **vehicles** is permitted on a **lot** with a **lot frontage** greater than 27.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception RD 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 18 Westmount Park Dr., former City of Etobicoke by-laws 3205 and 1981-209.

(23) Exception RD 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is the average of the **lot depths** of the **lots** existing on either side of the new **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception RD 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Lots** with a **lot frontage** of 13.5 metres or less must comply with the following:

- (i) a **detached house** is not permitted on a **lot** with a **lot frontage** of 9.0 metres or less;
- (ii) the minimum **lot area** is 275 square metres;
- (iii) the maximum **lot coverage** of a **residential building** is 40%;
- (iv) the maximum number of **storeys** of any **building** is 2; and
- (v) the maximum floor space index of a **detached house** is 0.60, which excludes the **basement** of the **detached house** in the calculation of the maximum **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception RD 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 28 Grenview Blvd. S., former City of Etobicoke by-laws 179 and 1993-109; [ By-law: 607-2015 ]
- (B) On 1494 Islington Ave., former City of Etobicoke by-laws 15, 200 and 1992-25; [ By-law: 607-2015 ]
- (C) On 483 Renforth Dr., former City of Etobicoke by-law 1256;
- (D) On 1525 Royal York Rd., former City of Etobicoke by-law 1255;

(E) On 636 Scarlett Rd., former City of Etobicoke by-law 1950.

(26) Exception RD 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is the average of the **lot depths** of the **lots** existing on either side of the new **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) Exception RD 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot depth** is 91.0 metres;
- (B) The maximum height of a **detached house** with a flat roof is 6.5 metres; [ By-law: 607-2015 ]
- (C) The maximum **building depth** for a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage** of less than 18.0 metres is 16.5 metres; and a 1 **storey** extension up to 1.8 metres beyond the maximum **building depth** of 16.5 metres may be permitted if the width of the extension is 50% or less of the width of the **detached house** and the extension maintains the minimum **side yard setbacks** required by this Bylaw or 3.0 metres whichever is greater; [ By-law: 607-2015 ]
- (D) The maximum **gross floor area** on a **lot** is 165 square metres plus 25% of the **lot area**, up to a maximum floor space index of 0.5, including:
- (i) the floor area of an attached or detached garage; and
  - (ii) void areas in the **building**; and
  - (iii) for the purpose of calculating a void area as part of the calculation of the maximum **gross floor area** in this Regulation:
    - (a) a void area is any part of a **building** above the **basement** level where the floor to ceiling height is 4.6 metres or greater;
    - (b) the floor area of a void area is doubled; and
    - (c) a maximum void area of 4% of the **gross floor area** of a **building** may be excluded from the calculation of the maximum **gross floor area** permitted in a **building**;
- (E) The minimum **front yard setback** is 15 metres;
- (F) The minimum **side yard setback** of a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage**:
- (i) less than 15.3 metres is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres;
  - (ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; and
  - (iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of **lot frontage**, up to a minimum **side yard setback** of 3.0 metres for each **side yard**, and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; and [ By-law: 607-2015 ]
- (G) A garage with **parking spaces** for 3 or more **vehicles** is permitted on a **lot** with a **lot frontage** of greater than 27.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception RD 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **detached house** with a flat roof is 6.5 metres; [ By-law: 607-2015 ]

- (B) The maximum **building depth** for a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage** of less than 18.0 metres is 16.5 metres; and a 1 **storey** extension up to 1.8 metres beyond the maximum **building depth** of 16.5 metres may be permitted if the width of the extension is 50% or less of the width of the **detached house** and the extension maintains the minimum **side yard setbacks** required by this Bylaw or 3.0 metres whichever is greater; [ By-law: 607-2015 ]
- (C) The maximum **gross floor area** on a **lot** is 165 square metres plus 25% of the **lot area**, up to a maximum floor space index of 0.5, including,
- (i) the floor area of an attached or detached garage, and
  - (ii) void areas in the **building**, and
  - (iii) for the purpose of calculating a void area as part of the calculation of the maximum **gross floor area** in this Regulation:
    - (a) a void area is any part of a **building** above the **basement** level where the floor to ceiling height is 4.6 metres or greater;
    - (b) the floor area of a void area is doubled;
    - (c) a maximum void area of 4% of the **gross floor area** of a **building** may be excluded from the calculation of the maximum **gross floor area** permitted in a **building**;
- (D) The minimum **side yard setback** of a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage**,
- (i) less than 15.3 metres is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres,
  - (ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**,
  - (iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of **lot frontage**, up to a minimum **side yard setback** of 3.0 metres for each **side yard**, and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; [ By-law: 607-2015 ]
- (E) A garage with **parking spaces** for 3 or more **vehicles** is permitted on a **lot** with a **lot frontage** of greater than 27.0 metres; and
- (F) The minimum **lot depth** of a **lot** fronting on Ashley Park Rd. and on the properties known as 1161 and 1169 Royal York Rd. is 46 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception RD 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 8 Newell Ct., former City of Etobicoke by-law 14,358.

(30) Exception RD 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** if located within 7.3 metres of the southerly most **lot line** must be set back a minimum of 6.0 metres from the **street** line of Duncombe Blvd.;
- (B) The minimum **building setback** from a **side lot line** is 0.3 metres from one **side lot line** and 0.9 metres on the other **side lot line**;
- (C) The portion of the **main wall** with a **vehicle** entrance to a **parking space** must be set back a minimum of 5.7 metres from a **front lot line**;
- (D) The minimum **front yard building setback** is:
- (i) 2.1 metres from a **lot line** that abuts Kingston (service) Rd.; and
  - (ii) 3 metres from all other **lot lines** that abut a **street**;

- (E) The maximum **gross floor area** of each **dwelling unit** must not be greater than 0.7 time the area of the **lot**; and
- (F) The maximum **lot coverage** is 47%.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(31) Exception RD 31**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 28%;
- (B) The maximum height of a **detached house** is 2 **storeys** and 8.6 metres to the highest point of the roof of the **detached house**;
- (C) The maximum **gross floor area**, including the floor area of an attached or detached garage, is the lesser of 325 square metres or a floor space index of 0.33; [ By-law: 607-2015 ]
- (D) The minimum **rear yard setback** for a **detached house** is 40% of the **lot depth**, but in no case is a **rear yard setback** to be less than 12.0 metres;
- (E) The maximum encroachment of a **detached house** into a **rear yard** is 5.0 metres, if a minimum **rear yard setback** of 25% of the **lot depth** is maintained, but in no case is a **rear yard setback** to be less than 7.5 metres;
- (F) The maximum encroachment of an addition, other than a 1 **storey** addition, to an existing **detached house** into a **rear yard** is 5.0 metres, if a minimum **rear yard setback** of 40% of the **lot depth** is maintained, but in no case is a **rear yard setback** to be less than 12.0 metres;
- (G) The minimum **side yard setback** of a 1 **storey detached house** or a 1 **storey** addition to an existing **detached house** is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 3.0 metres;
- (H) The minimum **side yard setback** of a 2 **storey detached house** or a second **storey** addition or a 2 **storey** addition to an existing **detached house** is 2.0 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 5.0 metres;
- (I) The minimum **side yard setback** for the **side yard** abutting a **street** of a **corner lot** is 7.5 metres; and
- (J) A platform, such as a deck or balcony, at or above the second **storey** of a **detached house** is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(32) Exception RD 32**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 28%;
- (B) The maximum height of a **detached house** is 2 **storeys** and 8.6 metres to the highest point of the roof of the **detached house**;
- (C) The maximum **gross floor area**, including the floor area of an attached or detached garage, is the lesser of 465 square metres or a floor space index of 0.35; [ By-law: 607-2015 ]
- (D) The minimum **rear yard setback** for a **detached house** is 40% of the **lot depth**, but in no case is a **rear yard setback** to be less than 12.0 metres;
- (E) The maximum encroachment of a **detached house** into a **rear yard** is 5.0 metres, if a minimum **rear yard setback** of 25% of the **lot depth** is maintained, but in no case is a **rear yard setback** to be less than 7.5 metres;
- (F) The maximum encroachment of an addition, other than a 1 **storey** addition, to an existing **detached house** into a **rear yard** is 5.0 metres, if a minimum **rear yard setback** of 40% of the **lot depth** is maintained, but in no case is a **rear yard setback** to be less than 12.0 metres;
- (G) The minimum **side yard setback** of a 1 **storey detached house** or a 1 **storey** addition to an existing **detached house** is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 3.0 metres;
- (H) The minimum **side yard setback** of a 2 **storey detached house** or a second **storey** addition or a 2 **storey** addition to an existing **detached house** is 2.0 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 5.0 metres; and
- (I) The minimum **side yard setback** for the **side yard** abutting a **street** of a **corner lot** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(33) Exception RD 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 73 Valecrest Dr., former City of Etobicoke by-law 1993-41.

(34) Exception RD 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 57 Valecrest Dr., former City of Etobicoke by-law 1993-40.

(35) Exception RD 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **gross floor area** on a **lot**, including the floor area of an attached or detached garage, is 150 square metres, plus 25% of the **lot area**, up to a maximum floor space index of 0.5; and
- (B) The minimum **side yard setback** of a full or partial second **storey** addition above an existing 1 **storey detached house** on a **lot** with a **lot frontage** of less than 15.3 metres is equal to the **side yard setback** of the existing **detached house** if the **side yard setback** of the addition is not less than 0.6 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(36) Exception RD 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1985-264.

(37) Exception RD 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **detached house** with a flat roof is 6.5 metres;
- (B) Despite regulation 10.20.40.30 (1), the maximum **building depth** permitted by that regulation includes the one **storey** extension permitted by regulation 10.20.40.20 (2);
- (C) The maximum **gross floor area** on a **lot** is 150 square metres plus 25% of the **lot area**, up to a maximum floor space index of 0.5, including:
  - (i) the floor area of an attached or detached private garage; and
  - (ii) void areas in the **building**; and
  - (iii) for the purpose of calculating a void area as part of the calculation of the maximum **gross floor area**:
    - (a) a void area is any part of a **building** above the **basement** level where the floor to ceiling height is 4.6 metres or greater;
    - (b) the floor area of a void area is doubled; and

(c) a maximum void area of 4% of the **gross floor area** of a **building** may be excluded from the calculation of the maximum **gross floor area** permitted in a **building**;

(D) The minimum **side yard setback** of a **detached house** on a **lot** with a **lot frontage**:

- (i) less than 15.0 metres, is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres;
- (ii) between 15.0 metres and 18.0 metres, is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; and
- (iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres, up to a minimum **side yard setback** of 3.0 metres for each **side yard**, and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; and

(E) A garage with **parking spaces** for 3 or more **vehicles** is permitted on a **lot** with a **lot frontage** greater than 27.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(38) Exception RD 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **gross floor area** on a **lot**, plus the floor area of an attached or detached garage, is 125 square metres, plus 25% of the **lot area**, up to a maximum floor space index of 0.5;
- (B) The minimum **side yard setback** of a full or partial second **storey** addition above an existing 1 **storey detached house** on a **lot** with a **lot frontage** of less than 15.3 metres is equal to the **side yard setback** of the existing **detached house** if the **side yard setback** of the addition is not less than 0.6 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(39) Exception RD 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1980-140.

(40) Exception RD 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 1992-25(P) and 9347.

(41) Exception RD 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 1992-23(P) and 9807.

(42) Exception RD 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **detached house** is permitted if it complies with:

- (i) the maximum **gross floor area** on a **lot**, plus the floor area of an attached or detached garage, is 118 square metres, plus 25% of the **lot area**, up to a maximum floor space index of 0.5; and
- (ii) the minimum **side yard setback** of a full or partial second **storey** addition above an existing 1 **storey detached house** on a **lot** with a **lot frontage** of less than 15.3 metres is equal to the **side yard setback** of the existing **detached house** if the **side yard setback** of the addition is not less than 0.6 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(43) Exception RD 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1992-23(P), 8884 and 8847.

(44) Exception RD 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) no **lot** may be created that has Meadowbank Rd. or Warwood Rd. as the flanking **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(45) Exception RD 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 22%;
- (B) The minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is the average of the **lot depths** of the **lots** existing on either side of the new **lot**;
- (C) The maximum height of a **detached house**, measured to the highest point of the roof, is 8.6 metres and it must have no more than 2 **storeys**;
- (D) The maximum **gross floor area** on a **lot**, including the floor area of an attached garage or detached garage, is the lesser of 465 square metres or a floor space index of 0.28; [ By-law: 607-2015 ]
- (E) The minimum **side yard setback** of a **detached house** is 1.5 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 6.0 metres, except for a 2 **storey detached house** the minimum **side yard setback** is 2.4 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 6.0 metres;
- (F) The minimum **side yard setback** of a **detached house** with a height of more than 6.0 metres measured to the highest point of the roof is 2.4 metres, plus an additional 0.3 metres for every 0.3 metres of height above 6.0 metres, and the minimum aggregate **side yard setback** of both sides is 6.0 metres;
- (G) If the height a side wall of the **detached house** is 4.0 metres or less, the minimum **side yard setback** is in compliance with (E), above, for that side of the **building**, and (F), above, applies to the other **side yard setback**, including the aggregate **side yard setback** regulation;
- (H) The minimum **side yard setback** of any addition, including a second **storey** addition, to a **detached house** is equal to the **side yard setback** existing on the date of the enactment of this By-law or (E), (F), and (G) above, whichever is less; and
- (I) On a **corner lot**, the minimum **side yard setback** of the **side yard** abutting a **street** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception RD 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** with a flat roof is 6.5 metres, measured to the highest point of the roof;
- (B) The maximum **building depth** is 32% of the average **lot depth** of the **lot**;
- (C) The maximum floor space index is 0.45;
- (D) The calculation of the maximum **gross floor area** of a **building** includes:
  - (i) the floor area of an attached or detached private garage; and
  - (ii) void areas in the **building**;
- (E) For the purpose of calculating a void area as part of the calculation of the maximum **gross floor area** in (D), above:
  - (i) a void area is any part of a **building** above the **basement** level where the floor to ceiling height is 4.6 metres or greater;
  - (ii) the floor area of a void area is doubled; and
  - (iii) a maximum void area of 4% of the **gross floor area** of a **building** may be excluded from the calculation of the maximum **gross floor area** permitted in the **building**;
- (F) The minimum **side yard setback** of a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage**:
  - (i) less than 15.3 metres is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards**, is 2.1 metres;
  - (ii) of 15.3 metres to 18.0 metres, is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; and
  - (iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of **lot frontage**, up to a minimum **side yard setback** of 3.0 metres for each **side yard**, and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**; [ By-law: 607-2015 ]
- (G) For the properties known as 1, 5, 19, 21, 30, 31, 32, 33, 34, 36, 38 and 58 Ridgevalley Cres., and 1 and 3 Ridgecross Rd.:
  - (i) the minimum **side yard setback** of a **detached house** that is 2 or more **storeys**, being regulation (F) above, does not apply; and
  - (ii) the minimum **rear yard setback** is that which existed on the date of the enactment of this By-law;
- (H) A private garage with **parking spaces** for 3 or more **vehicles** is permitted on a **lot** with a **lot frontage** of greater than 27.0 metres; except that this does not apply to properties known as 30, 32, 34, 36 and 38 Ridgevalley Cres.; and
- (I) The minimum **lot depth** of any new **lot** created after the date of the enactment of this By-law is 46 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(47) Exception RD 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot depth** is 45 metres;
- (B) The minimum **front yard setback** is 9.0 metres; and
- (C) These lands must comply with exception 900.3.10(28). [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(48) Exception RD 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Former City of Etobicoke by-law 4101.

(49) Exception RD 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 4259.

(51) Exception RD 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 474 Brown's Line, former City of Etobicoke by-law 1984-45; and

(B) City of Toronto by-law 608-2005.

(52) Exception RD 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1665 Kipling Ave., former City of Etobicoke by-law 1979-322.

(53) Exception RD 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1982-279.

(54) Exception RD 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28932; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(55) Exception RD 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 736-2005 (OMB); and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(56) Exception RD 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a professional law office is permitted within the dwelling existing on the date of the enactment of this By-law and used by a lawyer as his residence; and
- (B) The maximum **interior floor area** devoted to a law office must be the lesser of 75 square metres or 12% of the **gross floor area** of the **building**;
  - (i) the law office must be located on the **first floor**;
  - (ii) the **building length** must not be more than 27.0 metres; and
  - (iii) minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(57) Exception RD 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

- (A) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30540; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(58) Exception RD 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres from the west **side lot line**; and
  - (ii) 2.2 metres from the east **side lot line**; and
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(60) Exception RD 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1), 10.5.80.40(3) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) On a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;
  - (ii) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
  - (iii) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.5 metres to the **side lot line** that abuts the **street** and 1.2 metres on the other side;
  - (iv) The minimum **rear yard building setback** is 7.0 metres;
  - (v) Maximum floor area 320 square metres;

- (vi) An attached garage must be erected with each **dwelling unit**; and
- (vii) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 387-2015 ]

(61) Exception RD 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a travel agency is also permitted if:
  - (i) it does not occupy more than 225 square metres of interior floor area; and
  - (ii) there is a minimum of 2 **parking space** maintained for the use in the **rear yard**; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(62) Exception RD 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a travel agency is also permitted if:
  - (i) it is located in a **building** that existed on the **lot** on July 29, 1998;
  - (ii) it does not occupy more than 214 square metres of **interior floor area**; and
  - (iii) there is a minimum of 8 **parking space** maintained for the use in the **rear yard**; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(63) Exception RD 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1), 10.5.80.40(3) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) On a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;
  - (ii) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres on all lots except Lots 22 and 23 as shown on Diagram 1 attached to By-law No. 387-2015;
  - (iii) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.7 metres to the **side lot line** that abuts the **street** and 1.2 metres on the other side;
  - (iv) The minimum **rear yard building setback** is 10.0 metres;
  - (v) Maximum floor area 320 square metres;
  - (vi) An attached garage must be erected with each **dwelling unit**; and
  - (vii) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 387-2015 ]

(64) Exception RD 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 714-2003.

(65) Exception RD 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;

- (B) These standards apply:

- (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
- (ii) The minimum **rear yard building setback** is 8.0 metres;
- (iii) Maximum floor area 320 square metres;
- (iv) An attached garage must be erected with each **dwelling unit**; and
- (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 387-2015 ]

(66) Exception RD 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, **place of assembly** is also permitted if:

- (i) the **building** is set back from the **front lot line** a minimum of 54 metres;
- (ii) the **building** is set back from the **side lot line** a minimum of 1.2 metres;
- (iii) the **building** is set back from the **rear lot line** a minimum of 5.4 metres;
- (iv) the **lot coverage** is not more 26%; and
- (v) a minimum of 200 **parking space** are provided on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(67) Exception RD 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** of 11.0 metres;
- (B) The minimum **lot area** of 450 square metres;
- (C) The minimum **building setback** from the **front lot line** of 7.5 metres;
- (D) The minimum **building setback** from the **west lot line** of 1.5 metres;
- (E) The minimum **building setback** from the **east lot line** of 1.2 metres; and
- (F) The minimum **building setback** from a **rear lot line** of 9.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(68) Exception RD 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70 (2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
  - (ii) The minimum **rear yard building setback** is 10.0 metres;
  - (iii) Maximum floor area 320 square metres;
  - (iv) An attached garage must be erected with each **dwelling unit**; and
  - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 387-2015 ]

(69) Exception RD 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 12 metres;
- (B) The minimum **side yard setback** is 3 metres on each side;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres; [ By-law: 580-2017 ]
- (E) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(70) Exception RD 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: None Apply

(71) Exception RD 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the permitted use of the site for a **detached house**, a parking station is permitted on the site, if:
- (i) no parking of **vehicles** is permitted within 2.0 metres of the north, south and west **lot lines** of the site;
  - (ii) the north, south and west **lot line** is fenced with an opaque fence 1.8 metres in height; and
  - (iii) the minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(72) Exception RD 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Minimum **building setback** from the **front lot line** of 9.0 metres;
- (B) Minimum **building setback** from the **side lot line** of 1.8 metres;
- (C) Minimum **building setback** from a **rear lot line** of 7.5 metres;
- (D) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (E) Any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres; [ By-law: 580-2017 ]
- (F) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(73) Exception RD 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Minimum **building setback** from the **front lot line** of 9.0 metres;
- (B) Minimum **building setback** from the **side lot line** of 1.8 metres on one side and 4.2 metres on the other side;
- (C) Minimum **building setback** from a **rear lot line** of 7.5 metres;
- (D) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (E) Any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres. [ By-law: 580-2017 ]
- (F) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(74) Exception RD 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Maximum **lot coverage** 25%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(75) Exception RD 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Minimum **building setback** from the **front lot line** of 24.0 metres;
- (B) Minimum **building setback** from the **side lot line** of 1.8 metres;
- (C) Minimum **building setback** from a **rear lot line** of 7.5 metres;
- (D) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (E) Any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres.' [ By-law: 580-2017 ]
- (F) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(76) Exception RD 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Minimum **building setback** from the **front lot line** of 13.0 metres;
- (B) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (C) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres; [ By-law: 580-2017 ]
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(77) Exception RD 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Minimum **building setback** from the **front lot line** of 18.0 metres;
- (B) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (C) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres; [ By-law: 580-2017 ]
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(78) Exception RD 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Minimum **building setback** from the **front lot line** of 19.0 metres;
- (B) Minimum **building setback** from the **side lot line** of 1.8 metres;
- (C) Minimum **building setback** from a **rear lot line** of 7.5 metres;
- (D) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (E) Any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres. [ By-law: 580-2017 ]
- (F) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(79) Exception RD 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Minimum **building setback** from the **front lot line** of 15.0 metres;
- (B) Minimum **building setback** from the **side lot line** of 1.8 metres;
- (C) Minimum **building setback** from a **rear lot line** of 7.5 metres;
- (D) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (E) Any balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres. [ By-law: 580-2017 ]
- (F) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (G) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(80) Exception RD 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 20 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)



(81) Exception RD 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 18 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception RD 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 10 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(83) Exception RD 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 14 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(84) Exception RD 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **detached house** may be erected on each **lot**, on Registered Plan 3736;
- (B) The maximum **lot coverage** is 30%; and
- (C) The minimum **building setback** from the **front lot line** is 14.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(85) Exception RD 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 85 Keeler Boulevard, Clause 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70 (2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres on all lots except Lots 11 and 12 as shown on Diagram 1 attached to By-law No. 387-2015;
  - (ii) The minimum **rear yard building setback** is 8.5 metres;
  - (iii) Maximum floor area 320 square metres;
  - (iv) An attached garage must be erected with each **dwelling unit**; and
  - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 387-2015 ]

(86) Exception RD 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Bellamy Rd. is 22.0 metres measured from the original centreline of Bellamy Rd.;
- (D) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 30.0 metres measured from the original centreline of Lawrence Ave.;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(87) Exception RD 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) On the land known as 920 Bellamy Road North, Schedule "C" Exception 11, of former City of Scarborough by-law 9510. [ By-law: 801-2020 ]

(88) Exception RD 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **lot** with a **detached house** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** with a **detached house** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Bellamy Rd. is 22.0 metres measured from the original centreline of Bellamy Rd.;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**; and
- (G) On the lands known as 108, 110, 142, 144, 146 and 148 Pandora Circle, and the lands known as 95 and 97 Sedgmount Dr., a **semi-detached house** is permitted if:
  - (i) the minimum **lot frontage** is 18.0 metres for a **semi-detached house** and 9.0 metres for each **dwelling unit**; and
  - (ii) it complies with all the requirements of the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 801-2020 ]

(89) Exception RD 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) Of lands known as 1721, 1723, 1725 and 1727 Ellesmere Rd., the required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None apply)

(90) Exception RD 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(91) Exception RD 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 30.0 metres measured from the original centreline of Lawrence Ave.;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(92) Exception RD 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(93) Exception RD 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) The maximum height of a **building or structure** is the lesser of 4 **storeys** or 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(94) Exception RD 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(95) Exception RD 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres; and
- (C) The minimum **building setback** from a **lot line** that abut Bellamy Rd. is 22.0 metres measured from the original centreline of Bellamy Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(96) Exception RD 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(97) Exception RD 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** abutting Greenbrea Circuit is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (D) The maximum **lot coverage** is 50%; and
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(98) Exception RD 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Scarborough Golf Club Rd. is 22.0 metres measured from the original centreline of Scarborough Golf Club Rd.;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(99) Exception RD 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Markham Rd. is 30.0 metres measured from the original centreline of Markham Rd.;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(100) Exception RD 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Scarborough Golf Club Rd. is 22.0 metres measured from the original centreline of the road;
- (D) The minimum **building setback** from a **front lot line** is 7.5 metres where (c) does not apply; [ By-law: 801-2020

- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands known as 1, 16, 25 and 86 Chandler Dr. and lands known as 16 Fortune Gate, Schedule "C" Exception 2, of former City of Scarborough by-law 9510. [ By-law: 801-2020 ]

(101) Exception RD 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Scarborough Golf Club Rd. or Orton Park Rd. is 22.0 metres, measured from the original centreline of the road;
- (D) The minimum **building setback** from a **lot line** that abuts Markham Rd. is 30.0 metres, measured from the original centreline of Markham Rd.;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) On land known as 4 Par Avenue the minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (B) On land known as 42, 70, 72, 120, 126 Botony Hill Rd., and on land known as 34, 36 and 76 Madras Cres., Schedule "C" Exception 3, of former City of Scarborough by-law 9510. [ By-law: 801-2020 ]

(102) Exception RD 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Scarborough Golf Club Rd. or Orton Park Rd. is 22.0 metres, measured from the original centreline of the road;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(103) Exception RD 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Scarborough Golf Club Rd. or Orton Park Rd. is 22.0 metres, measured from the original centreline of the road;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(104) Exception RD 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Orton Park Rd. is 22.0 metres, measured from the original centreline of the Orton Park Rd.;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only; and
- (E) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(105) Exception RD 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(106) Exception RD 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Orton Park Rd. is 22.0 metres, measured from the original centreline of the Orton Park Rd.;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(107) Exception RD 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **front lot line** that abuts Orton Park Rd. is 9.0 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(108) Exception RD 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(109) Exception RD 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Scarborough Golf Club Rd. is 22.0 metres measured from the original centreline of the road;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(110) Exception RD 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(111) Exception RD 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 3.0 metres; and
  - (ii) 6.0 metres for the portion of the **main wall** of the **building** with access to a **parking space**; and
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (C) Nothing may encroach into a required **side yard**;
- (D) On the lands municipally known as 45 Lampman Drive, the minimum building **setback** from a lot line that abuts the Highway 401 right-of-way is 13.5 metres;
- (E) Minimum **building setback** from a **side lot line** that abuts a street is 2.5 metres; and
- (F) The required **parking space** must be in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1007-2014 ]



(112) Exception RD 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(113) Exception RD 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Bellamy Rd. is 22.0 metres measured from the original centreline of Bellamy Rd.;
- (B) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd. is 30.0 metres measured from the original centreline of Ellesmere Rd.;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(114) Exception RD 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(115) Exception RD 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) An attached or detached garage may be located not less than a minimum 0.3 metres from a **side lot line**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(116) Exception RD 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 7.5 metres;

- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached or detached garage may be located not less than a minimum 0.3 metres from a **side lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(117) Exception RD 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (D) An attached or detached garage may be located not less than a minimum 0.3 metres from a **side lot line**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(118) Exception RD 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(119) Exception RD 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The minimum **building setback** from a **rear lot line** that abuts a **lot** on Guildcrest Drive is 22.5 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 15 and 21, of former City of Scarborough by-law 9676.

(120) Exception RD 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum frontage for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The minimum **building setback** from a **rear lot line** that abuts a **lot** on Guildcrest Drive is 22.5 metres; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception RD 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Exceptions 4 of Exceptions List-Schedule "C" of former City of Scarborough zoning by-law 9676

(122) Exception RD 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Livingston Rd. is 10.5 metres measured from the centreline of the road; [ By-law: 348-2021 ]
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception RD 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Livingston Rd., Guildwood Parkway and Galloway Rd. is 22 metres measured from the original centreline of the road; [ By-law: 348-2021 ]
- (D) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception RD 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Livingstone Rd. is 22 metres measured from the original centreline of the road;

- (B) The minimum **building setback** from a **lot line** that abuts Livingston Rd. is 22 metres measured from the original centreline of the road; [ By-law: 348-2021 ]
- (C) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 801-2020 ]

(125) Exception RD 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(126) Exception RD 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd. is 22 metres measured from the original centreline of the road;
- (B) The minimum **lot frontage** for a corner lot is 15.0 metres; [ By-law: 801-2020 ]
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(127) Exception RD 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd. is 22 metres measured from the original centreline of the road;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(128) Exception RD 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** for a corner lot is 15.0 metres; [ By-law: 801-2020 ]
- (B) The minimum **building setback** from a **lot line** that abuts Morningside Ave. is 22.0 metres measured from the original centreline of the road;

(C) The minimum **building setback** from a **side lot line** is:

- (i) 0.9 metres for lands municipally known as the even numbered **lots** 44 to 56 Poplar Rd. inclusive; and
- (ii) 1.2 metres in all other cases; [ By-law: 801-2020 ]

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(129) Exception RD 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Guildwood Parkway is 22 metres measured from the original centreline of the road;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(130) Exception RD 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Guildwood Parkway is 22 metres measured from the original centreline of the road;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(131) Exception RD 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(132) Exception RD 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd. is 22 metres measured from the original centreline of the road;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The minimum **building setback** from a railway corridor is 30 metres; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(133) Exception RD 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) The minimum **building setback** from a railway corridor is 30 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(134) Exception RD 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 18.5 metres; [ By-law: 801-2020 ]
- (B) The minimum **building setback** from a **lot line** that abuts Morningside Ave. is 22 metres measured from the original centreline of the road;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(135) Exception RD 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(136) Exception RD 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts Galloway Rd. is 22 metres measured from the original centreline of the road;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(137) Exception RD 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is 10.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(138) Exception RD 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 3.0 metres on one side and 0.3 metres on the other side;
- (C) The minimum **rear yard setback** is 6.0 metres;
- (D) A detached garage must be constructed and maintained with each **residential building** and is not subject to setback regulations from any **lot line** or **building**;
- (E) The maximum **lot coverage** is 40%; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(139) Exception RD 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 17.5 metres measured from the centreline of the road allowance;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(140) Exception RD 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached or detached garage may be located not less than a minimum 0.3 metres from a **side lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(141) Exception RD 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) a maximum of 1 **detached house** is permitted;
- (B) the minimum **lot frontage** is 14.0 metres;
- (C) the minimum **lot area** is 363.0 square metres;
- (D) the maximum **lot coverage** is 43.0%;
- (E) the maximum floor space index is 0.77;
- (F) the minimum required **building setbacks** shall be as shown on Diagram 3 of By-law No. 1004-2014(OMB); and
- (G) the maximum permitted height of a **building** or **structure** is the lesser of:
  - (i) 2 **storeys**; and
  - (ii) the height in metres as shown on Diagram 3 of By-law No. 1004-2014(OMB).
- (H) the established grade of these lands is 131.61 metres Canadian Geodetic Datum.

Prevailing By-laws and Prevailing Sections:

- (A) (None Apply) [ By-law: 1004-2014(OMB) ]

(142) Exception RD 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Birchmount Rd. is 22.0 metres from the original centreline of Birchmount Rd.;
- (D) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 24.0 metres from the original centreline of Kennedy Rd.;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(143) Exception RD 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut a **street** is:
  - (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Birchmount Rd.;
  - (ii) 16.0 metres, measured from the original centreline of the **street** in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 15.5 metres measured from the centreline of Birchmount Rd., if the **side lot line** abuts Birchmount Rd.; and
  - (ii) 2.4 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(144) Exception RD 144



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 27.0 metres from the original centreline of Kennedy Rd.;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(145) Exception RD 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(146) Exception RD 146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from the **front lot line** is 7.5 metres;
- (D) The minimum **building setback** from a **lot line** that abut Birchmount Rd. is 22.0 metres from the original centreline of Birchmount Rd.; and
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(147) Exception RD 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres measured from the original centreline of Birchmount Rd.;
- (B) The minimum **building setback** from a **side lot line** is half the height of the **building**;
- (C) The maximum **lot coverage** is 33%; and
- (D) The maximum density is 50 **dwelling units** per hectare.

Prevailing By-laws and Prevailing Sections: (None Apply)

(148) Exception RD 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(149) Exception RD 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) The minimum **building setback** from a **lot line** that abut Ellesmere Rd. is 27.0 metres from the original centreline of Ellesmere Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(150) Exception RD 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(151) Exception RD 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(152) Exception RD 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (B) The required **parking space** must be located in the **residential building** and must be located a minimum of 6.0 metres from the **front lot line**; and
- (C) The maximum **building** height is 11.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(153) Exception RD 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;
- (B) The **lot line** abutting the narrowest **street** must be the **rear lot line**, except on a **corner lot**;
- (C) The minimum **rear yard setback** for a **building** on a **lot** with a breezeway connecting the **dwelling unit** to the garage is 12.5 metres;
- (D) The maximum **building** height is 11.0 metres;
- (E) A garage must be constructed in the **rear yard** of the **lot** and must be set back a minimum of 0.3 metres from a **rear lot line**;
- (F) A common semi-detached breezeway may be centred on a common **side lot line**; and
- (G) A detached garage connected to the **residential building** by a breezeway must be a minimum of 6.4 metres from any part or the rear wall of the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(154) Exception RD 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut St. Clair Ave. is 22.0 metres from the original centreline of St. Clair Ave.;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(155) Exception RD 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Kingston Rd. is 24.0 metres from the original centreline of Kingston Rd.;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) On lands municipally known as 171 Midland Ave., Schedule "C" Exception 26, of former City of Scarborough by-law 9364;
- (B) On lands municipally known as 119 Chine Dr., Schedule "C" Exception 11, of former City of Scarborough by-law 9364;
- (C) On lands municipally known as 129 and 131 Chine Dr., and on lands municipally known as 2627 Kingston Rd.; and on lands municipally known as 75 and 88 Kelsonia Ave., and on lands municipally known as 208 Scarboro Cres., and on lands municipally known as 2, 9, 30 and 32 Cliffcrest Dr., Schedule "C" Exception 3, of former City of Scarborough by-law 9364;
- (D) On lands municipally known as 42 and 44 Scarboro Cres., and on lands municipally known as 37 and 39 Midland Ave., Schedule "C" Exception 7, of former City of Scarborough by-law 9364; and
- (E) On lands municipally known as 39 and 41 Cliffcrest Dr., Schedule "C" Exception 17, of former City of Scarborough by-law 9364.

(156) Exception RD 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 22.0 metres from the original centreline of Kennedy Rd.;
- (B) The minimum **building setback** from a **side lot line** is 0.45 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 203 and 205 McIntosh St., Schedule "C" Exception 18, of former City of Scarborough by-law 9364.

(157) Exception RD 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Birchmount Rd. is 22.0 metres from the original centreline of Birchmount Rd.;
- (B) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 451-2022 ]

(158) Exception RD 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from the **front lot line** is 4.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(159) Exception RD 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and [ By-law: 1124-2018 ]
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) Exception RD 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) These lands must comply with exception 900.3.10(1462); and
- (F) On the lands municipally known in the year 2010 as 28 and 30 Glen Everest Rd., the minimum **front yard setback** is 8.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(161) Exception RD 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 22.0 metres from the original centreline of Kennedy Rd.;
- (B) The minimum **building setback** from a **side lot line** is 0.45 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (D) The required **parking space** must be located in an enclosed **building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(162) Exception RD 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.45 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (C) The required **parking space** must be located in an enclosed **building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(163) Exception RD 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 22.0 metres from the original centreline of Kennedy Rd.;
- (B) The minimum **building setback** from a **side lot line** is 0.45 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres;
- (D) The maximum **lot coverage** is 36%; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(164) Exception RD 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (E) The required **parking space** must be located in an enclosed **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(165) Exception RD 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (C) The minimum **building setback** from a **rear lot line** is 3.0 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(166) Exception RD 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.45 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(167) Exception RD 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Pharmacy Ave. is 22.0 metres from the centreline of that **street**;
- (D) minimum **building setback** from a **side lot line** is 0.9 metres; and
- (E) minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 'D', of former City of Scarborough by-law 8978.

(168) Exception RD 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **front yard setback** is 4.5 metres;

- (D) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Pharmacy Ave. and St Clair Ave E. is 22.0 metres from the centreline of that **street**; [ By-law: 348-2021 ]
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres; and [ By-law: 348-2021 ]
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres. [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(169) Exception RD 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 4.5 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Pharmacy Ave. And St Clair Ave E. is 22.0 metres from the centreline of that **street**; [ By-law: 348-2021 ]
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres; and [ By-law: 348-2021 ]
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres. [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(170) Exception RD 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the date of enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the date of enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(171) Exception RD 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres; and
- (C) The maximum **lot coverage** is 45%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(172) Exception RD 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum **lot coverage** is 45%; and
- (D) The minimum **rear yard setback** is 10 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(173) Exception RD 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **front yard setback** is 4.5 metres;
- (B) The **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (D) The required **parking space** must be located in an enclosed **building**;
- (E) The maximum **building** height is 10.5 metres;
- (F) A minimum of 35% of the **front yard** must be used for **soft landscaping**;
- (G) The minimum **rear yard setback** is 6.0 metres;
- (H) On the **lot** municipally known as 1 Broderick Place:
  - (i) despite (A) above the minimum **building setback** from a **front lot line** is 6.0 metres; [ By-law: 801-2020 ]
  - (ii) despite (C) above the minimum **building setback** from a **side lot line** is 4.5 metres if it abuts a **street** and 1.2 metres in all other cases; [ By-law: 801-2020 ]
  - (iii) despite (F) above, 100% of the **front yard** must be used for **landscaping** and 75% of the **landscaping** must be **soft landscaping**;
  - (iv) a minimum of 50% of the **side yard** must be used for **soft landscaping**; and
  - (v) a minimum of 100% of the **rear yard** located within 4.5 metres of a **lot line** abutting a **street** must be used for **soft landscaping**;
- (I) On the **lots** municipally known as 17 & 19 Broderick Place, despite (G) above the minimum **building setback** from a **rear lot line** is 4.75 metres, measured from the midpoint of the rear **main wall**, and no part of the rear **main wall** may be less than 3.25 metres from the rear **lot line**; and [ By-law: 801-2020 ]
- (J) On the **lot** municipally known as 5 Broderick Place:
  - (i) despite (C) above, the minimum **building setback** from a **side lot line** is 3.0 metres if it abuts a **street** and 0.6 metres in all other cases; [ By-law: 801-2020 ]
  - (ii) a minimum of 50% of the **side yard** must be used for **soft landscaping**;
  - (iii) a minimum of 100% of the **rear yard** located within 3.0 metres of a **lot line** abutting a **street** must be used for **soft landscaping**; and
  - (iv) the longest of the **lot lines** that abuts a **street** is the front line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(174) Exception RD 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 85 Keeler Boulevard, Clauses 10.20.40.20, 10.20.40.30 and 10.20.40.40 and regulations 10.5.40.70(1) and 10.20.40.70(2), (3), (4) and (6) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) below;
- (B) These standards apply:
  - (i) The minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other side. On the side with the 1.2 metre **building setback**, the minimum separation distance between **buildings** must be 2.4 metres;
  - (ii) The minimum **rear yard building setback** is 7.5 metres;
  - (iii) Maximum floor area 320 square metres;
  - (iv) An attached garage must be erected with each **dwelling unit**; and
  - (v) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 387-2015 ]

(175) Exception RD 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) The minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres; and
- (F) A **front yard** with a **lawfully existing driveway** with two points of access to the same **street** is not required to meet the **front yard landscaping** requirements of 10.5.50.10(1).

Prevailing By-laws and Prevailing Sections: (None Apply)

(177) Exception RD 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **front yard setback** is 4.5 metres;
- (B) The minimum **building setback** from any **side lot line** is 0.9 metres; and
- (C) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(178) Exception RD 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 4.5 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave. is 22 metres from the centreline of that **street**;
- (C) The minimum **side yard setback** is:
  - (i) 0.9 metres for the north **side yard setback**; and
  - (ii) 0.4 metres and 0.6 metres from the south **side yard setbacks** for 901 Victoria Park Ave. and 901A Victoria Park Ave.; and
- (D) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(179) Exception RD 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave. is 22 metres from the centreline of that **street**;
- (B) The **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (C) The minimum **building setback** from a **side lot line** is 0.6 metres on the north side and 0.9 metres on the south side; and
- (D) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(180) Exception RD 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side; and
- (B) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(181) Exception RD 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
- (B) The maximum **lot coverage** is 40%; and
- (C) The **lot** known as 60 Maybourne Avenue as it existed on May 13, 1998 may have a **parking space** and **driveway** with a width of 2.45 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(182) Exception RD 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Maximum **lot coverage** 30%;
- (B) Minimum **building setback** from the **front lot line** of 7.5 metres;
- (C) Minimum **building setback** from the **side lot line** of 1.2 metres; and
- (D) Minimum **building setback** from a **rear lot line** of 7.5 metres. For the purpose of this exception the **rear lot line** is the **lot line** running parallel to Don Mills Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(183) Exception RD 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In Area C as identified on Diagram 3 of By-law 1339-2015:

- (i) Despite regulations 10.20.30.20(1) (A) and (B) the required minimum **lot frontage** is 12.0 metres;
- (ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of **storeys** is 2;
- (iii) Despite regulation 10.20.40.70(2), the required minimum **rear yard setback** is 6.5 metres;
- (iv) Despite regulation 10.20.40.70(3), the required minimum **side yard setback** of 1.2 metres from one **side lot line** and 0.6 metres from the other **side lot line**; and
- (v) On the side with the 1.2 metre **building setback**, the required minimum **side yard** separation distance between **buildings** is 2.4 metres.

- (B) In Area D as identified on Diagram 3 of By-law 1339-2015:

- (i) Despite regulations 10.20.30.20(1) (A) and (B), the required minimum **lot frontage** is 9.5 metres;
- (ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of **storeys** is 2;
- (iii) Despite regulation 10.20.40.70(2), the required minimum **rear yard setback** is 6.5 metres;
- (iv) Despite regulation 10.20.40.70(3) the required minimum **side yard setback** is 1.2 metres from one **side lot line** and 0.6 metres from the other **side lot line**; and

- (v) On the **side yard** with the 1.2 metre **building setback**, the required minimum **side yard** separation distance between **buildings** is 2.4 metres.
- (C) In Area E as identified on Diagram 3 of By-law 1339-2015:
  - (i) Despite regulations 10.20.30.20(1) (A) and (B), the required minimum **lot frontage** is 16.0 metres;
  - (ii) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of **storeys** is 2;
  - (iii) Despite regulation 10.20.40.70(2), required minimum **rear yard setback** is 6.5 metres; and
  - (iv) Despite regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.2 metres from the north **side lot line** and 3.2 metres from the south **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1339-2015 ]

(184) Exception RD 184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite clause 10.20.30.40, the permitted maximum **lot coverage** is 54%, including the above grade portion of the **parking garage**;
- (B) Despite regulation 10.20.40.10(1), the permitted maximum height for a **building** or **structure** is the number following the letter H as shown on Diagram 3 of By-law 281-2016;
- (C) The portion of the **building** or **structure** identified as having a height above 11.1 metres, on Diagram 3 of By-law 281-2016, may be used for elements of the functional operation of the **building** only;
- (D) The portion of the **building** identified as having a permitted maximum height of 1.2 metres on Diagram 3 of By-law 281-2016, must only be used for a **parking garage**;
- (E) The roof of the portion of the **building** identified as having a maximum height of 1.2 metres on Diagram 3 of By-law 281-2016, must be used for a **green roof**;
- (F) Despite regulation 10.5.40.70(1), the required minimum **front yard setback** is 12.4 metres;
- (G) Despite regulation 10.20.40.70(2), the required minimum **rear yard setback** is:
  - (i) 7.1 metres to the portion of the **building** not exceeding 1.2 metres in height; and,
  - (ii) 24.8 metres for all other portions of the **building**; and
- (H) Despite regulation 10.20.40.70 (5), the required minimum **side yard setback** is as shown on Diagram 3 of By-law 281-2016;
- (I) Despite regulation 10.20.20.100(8)(c), the permitted maximum **gross floor area** is 2,850 square metres, of which:
  - (i) the worship area must not exceed 216 square metres; and,
  - (ii) the **day nursery** must not exceed 155 square metres; and
- (J) Despite regulation 150.50.50.10(1)(b), a minimum of 60% of the **front yard** must be **landscaping**, of which 60% must be **soft landscaping**;
- (K) Despite regulations 150.50.50.10(1)(a) and 150.50.50.10(1)(c), if a **lot** has a **place of worship** and the **lot** abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category, there must be, along the entire length of the part of the **lot line** abutting that **lot**:
  - (i) a 1.8 metre wide strip of **soft landscaping**, in the case of a **side lot line**;
  - (ii) a 3.0 metre wide strip of **soft landscaping**, in the case of a **rear lot line**; and
  - (iii) a fence; and
- (L) Despite Table 200.5.10.1 and Regulation 200.15.10(1), for a **Place of Worship**, the required minimum number of **parking spaces** is 26, of which 1 must be an accessible **parking space**;
- (M) Despite Section 200.15.1.5, for a Place of Worship, the accessible **parking spaces** must be the **parking spaces** located:
  - (i) closest to a main pedestrian access to a **building** from the **parking garage**; and
  - (ii) at the same level as the pedestrian access to the **building** from the **parking garage**;

- (N) Despite Table 230.5.10.1(1), for a **Place of Worship**, the required minimum number of **bicycle parking spaces** is 6.

[By-law 281-2016 as amended by OLT Order PL160450]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 281-2016 ]

(186) Exception RD 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) each of two of the parcels of land may be used for a **detached house** with:
- (i) a minimum **building setback** from a **front lot line** of 7.6 metres;
  - (ii) Minimum **building setback** from the **side lot line** of:
    - (a) 1.2 metres for a one **storey building**; and
    - (b) 1.2 metres on one side and 1.8 metres on the other side if there is more than one **storey**; and
  - (iii) Minimum **building setback** from a **rear lot line** of 3.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(187) Exception RD 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **side yard setback** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(188) Exception RD 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **side yard setback** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(189) Exception RD 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.0 metres and is required for one **side yard** only;
- (B) The maximum **lot coverage** is 50%; and
- (C) The **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(190) Exception RD 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.2 metres;
- (B) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (C) The maximum **lot coverage** is 50%;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(191) Exception RD 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 22.0 metres from the centreline on the original road allowance; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(192) Exception RD 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The required minimum **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(193) Exception RD 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 22.0 metres from the centreline on the original road allowance;
- (B) The minimum **side yard setback** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(194) Exception RD 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **side yard setback** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(195) Exception RD 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (B) The minimum **side yard setback** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) On 26 and 26A Anson Avenue, Schedule "C" Exception 40 of former City of Scarborough by-law 9396. [ By-law: 1124-2018 ]

(196) Exception RD 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. or St. Clair Ave. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(197) Exception RD 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (C) These lands must comply with exception 900.3.10(1462); and
- (D) On the lands known as 2955 Kingston Road the following applies:
  - (i) In addition to the uses permitted in the RD zone by Article 10.20.20, the following uses are also permitted within a **Mixed Use Building** with a maximum **gross floor area** of 170 square metres that complies with the permitted maximum **lot coverage**, required minimum **building setbacks** and permitted maximum **height** for a **building** in the RD zone:

- (a) Office;
- (b) Medical Office; and
- (c) Clinic;
- (ii) Despite regulation 10.20.20.10(1), a **Dwelling Unit** is permitted within a **Mixed Use Building**;
- (iii) Despite regulation 10.5.50.10(1), a minimum of 35% of the **Front Yard** must be **Soft Landscaping**;
- (iv) Despite regulation 10.5.50.10(2) a minimum of 40% of the **Side Yard** abutting Cathedral Bluffs Drive must be **Soft Landscaping**;
- (v) Despite regulation 10.5.80.10 (3) a maximum of four (4) **Parking Spaces** are permitted in the **Front Yard**; and
- (vi) Despite regulation 10.5.80.40 (3) vehicle access to **Parking Spaces** on the lot may be from Kingston Road.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 12, of former City of Scarborough by-law 9396. [ By-law: 1019-2014 ]

(198) Exception RD 198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **side yard setback** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 14, 16, 18 of former City of Scarborough by-law 9396.

(199) Exception RD 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from the front line is 9.0 metres;
- (B) The minimum **side yard setback** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 5 and 13 of former City of Scarborough by-law 9396.

(200) Exception RD 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) Minimum **side yard setback** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The elevation of the finished **basement** floor must be a minimum of 3.6 metres higher than the level of the invert of the creek;
- (F) These lands must comply with exception 900.3.10(1462); and

- (G) On the lands municipally known in the year 2010 as 1 and 95 Meadowcliffe Dr., 5 and 23 Pine Ridge Dr. and 3 and 10 Ledge Rd., only one **detached house** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(201) Exception RD 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 14, 16, 18 of former City of Scarborough by-law 9396.

(202) Exception RD 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from the front line is 9.0 metres;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(203) Exception RD 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **side yard setback** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(204) Exception RD 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from the front line is 9.0 metres;
- (D) The minimum **side yard setback** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)



(205) Exception RD 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) The elevation of the finished **basement** floor must be a minimum of 3.6 metres higher than the level of the invert of the creek; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(206) Exception RD 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the front line is 9.0 metres;
- (B) The minimum **side yard setback** is 0.9 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(207) Exception RD 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.9 metres;
- (B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(208) Exception RD 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.9 metres;
- (B) The required **parking space** must be located in the **residential building**;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) A below grade parking **structure** is permitted in any yard if it is set back from a **lot line** abutting a **street** the greater of:
  - (i) 3.0 metres; or
  - (ii) a distance equal to the distance from the below grade floor of the parking **structure** to grade; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(209) Exception RD 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the front line is 9.0 metres;
- (B) The minimum **side yard setback** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(210) Exception RD 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **side yard setback** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 47 of former City of Scarborough by-law 9396.

(211) Exception RD 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only;
- (B) The maximum **lot coverage** is 40%;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(212) Exception RD 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting:
  - (i) Pine Ridge Dr. is 12 metres;
  - (ii) Meadowcliffe Dr. is 6 metres;
- (B) The minimum **side yard setback** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The maximum number of **storeys** permitted excluding the **basement** is 2; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(213) Exception RD 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone the lands may be used for the parking of **vehicles** in conjunction with the abutting commercial site west of this **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(214) Exception RD 214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30553.

(215) Exception RD 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a medical office is also permitted if:
- (i) the maximum **gross floor area** of the **building** is not more than 400 square metres, excluding mechanical and storage areas in the **basement** and cellar used only for storage, and electrical and mechanical equipment;
  - (ii) the minimum **building setback** from the **front lot line** is not less than 5.8 metres; and
  - (iii) the minimum **side yard setback** is not less than 1.2 metres for a one **storey building** and 1.8 metres for a two **storey building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(216) Exception RD 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a tailor shop is also permitted if:
- (i) it is operated by a resident of the **building**;
  - (ii) the maximum **gross floor area** of the tailor shop is not more than 40 square metres;
  - (iii) the activities of the tailor shop are limited to repairs and alterations of clothing and the tailoring of clothing and does not involve the sales of any goods other than the clothing repaired, altered, or tailored on the **premises** and no dry cleaning or automatic pressing of clothing; and
  - (iv) there must be no employees unless they are residents of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(217) Exception RD 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a **nursing home** is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(218) Exception RD 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, the **lot** may be used for **parking spaces** for **vehicles** associated with 6191 Yonge St., if:
- (i) no **vehicle** access to or from Otonabee Ave.;
  - (ii) the minimum width of a two-way parking aisle is 6.0 metres;
  - (iii) the minimum width of angled **parking spaces** is 5.5 metres; and
  - (iv) the minimum width of a two-way **driveway** is 5.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(219) Exception RD 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, the **lot** may be used for a parking **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(220) Exception RD 220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, the **lot** may be used for a parking **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(221) Exception RD 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, the **lot** may be used for a business office if:
- (i) the office is for the use of the residents of the **building** only;
  - (ii) the maximum **interior floor area** used for office is 13 square metres; and
  - (iii) the minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(222) Exception RD 222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, the **lot** may be used for a **retirement home** if:
- (i) it is a maximum of two **storeys**;
  - (ii) there is a maximum of 18 bedrooms;
  - (iii) the minimum **side yard setback** is 1.8 metres; and
  - (iv) there is no on-site incineration of garbage and refuse.

Prevailing By-laws and Prevailing Sections: (None Apply)

(223) Exception RD 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29541.

(224) Exception RD 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions

- (A) An office use within the existing dwelling is permitted, if:
- (i) additions to the existing dwelling or garage are not permitted; and
  - (ii) 4 **parking spaces** of which 2 must be in the garage and 2 in the **driveway**, must be maintained.

Prevailing By-laws and Prevailing Sections: (None Apply)

(225) Exception RD 225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from Brimley Rd. is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (C) The minimum **building setback** from a **rear lot line** is 4.5 metres;
- (D) The maximum **lot coverage** is 40%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(226) Exception RD 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (B) The maximum **lot coverage** is 40%;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(227) Exception RD 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres on one side only;
- (B) The maximum **lot coverage** is 40%;
- (C) The required **parking space** must be located in the **residential building**;
- (D) The minimum **building setback** from a **lot line** that abuts Comrie Terrace is 6.0 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(228) Exception RD 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:
  - (i) 4.8 metres from the **front lot line**;
  - (ii) 0.3 metres from the south-east **side lot line**; and
  - (iii) 4.9 metres from the north-west **side lot line**;
- (B) The maximum **building length** is 15.00 metres; and
- (C) A platform may encroach into a required **front yard setback** a maximum of 1.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 551-2016 ]

(229) Exception RD 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **side yard setback** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.6 from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(230) Exception RD 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd. or Danforth Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(231) Exception RD 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts St. Clair Ave. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres; and

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(232) Exception RD 232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(233) Exception RD 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;
- (B) Despite Regulation 10.5.40.60(6)(A), a bay window, box window, or other window projection from a **main wall** of a **building**, which increases floor area or enclosed space and may or may not touch the ground, may encroach into a required minimum **front yard setback** or minimum **rear yard setback** a maximum of 0.75 metres, if the window projections in total do not occupy more than 65 percent of the width of the **front wall** or rear **main wall** at each **storey**;
- (C) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 9.5 metres;
- (D) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.2 metres;
- (E) Despite Clause 10.20.40.70, the required minimum **front yard setback**, **rear yard setback**, and **side yard setback** for Lots 18 and 22 are as shown on Diagram 6, of By-law 685-2016;
- (F) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 1, as shown on Diagram 2, of By-law 685-2016, is 22.5 metres;
- (G) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 7, as shown on Diagram 2, of By-law 685-2016, is 20.5 metres;
- (H) Despite Regulation 10.20.40.30, the permitted maximum **building depth** for Lot 17, as shown on Diagram 2, of By-law 685-2016, is 19.5 metres;
- (I) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Lot 7, as shown on Diagram 2, of By-law 685-2016, is 16.5 metres; and
- (J) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Lots 2, 8 to 13 inclusive, 17, and 22, as shown on Diagram 2, of By-law 685-2016, is 17.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 685-2016 ]

(234) Exception RD 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Midland Ave., is 22.0 metres from the centreline on the original road allowance;
- (B) The minimum **side yard setback** is 1.2 metres; and
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(235) Exception RD 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Road, is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) On 25 Durrington Crescent:
  - (i) The requirements of (A), (B), (C), (D) and (E) above, do not apply to a **transportation use**;
  - (ii) Regulations 10.5.40.70(1), 10.20.30.40(1), and clause 10.20.40.70 do not apply to a **transportation use**;
  - (iii) Despite clause 10.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
  - (iv) Despite regulation 10.20.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0. [ By-law: 805-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(236) Exception RD 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 0.9 metres; [ By-law: 1092-2021 ]
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) An attached or detached garage must be set back a minimum of:
  - (i) 6.0 metres from a **lot line** that abuts a **street** and where the **vehicle** entrance to the garage also faces the **street**; and
  - (ii) 0.3 metres in all other cases [ By-law: 1092-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(237) Exception RD 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) An attached or detached garage must be set back a minimum of:



- (i) 6.0 metres from a **lot line** that abuts a **street** and where the **vehicle** entrance to the garage also faces the **street**; and
- (ii) 0.3 metres in all other cases [ By-law: 1092-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(238) Exception RD 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) An attached or detached garage must be set back a minimum of:
  - (i) 6.0 metres from a **lot line** that abuts a **street** and where the **vehicle** entrance to the garage also faces the **street**; and
  - (ii) 0.3 metres in all other cases [ By-law: 1092-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(239) Exception RD 239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **side yard setback** is 1.2 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(240) Exception RD 240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(241) Exception RD 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

- (C) The minimum **side yard setback** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(242) Exception RD 242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(243) Exception RD 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law, except that the minimum **lot frontage** for a **corner lot** is 18.0 metres;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **side yard setback** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) The elevation of any floor below **established grade** must be a minimum of 3.6 metres above elevation of Highland Creek; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(244) Exception RD 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Road or McCowan Road, is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **building setback** from a **front lot line** that abuts Ellesmere Road, is 30.0 metres from the centreline on the original road allowance;
- (E) The minimum **side yard setback** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) On 1072 McCowan Road:

- (i) The requirements of (A), (B), (C), (E) and (F) above, do not apply to a **transportation use**;
- (ii) Regulations 10.5.40.70(1), 10.20.30.40(1), and clause 10.20.40.70 do not apply to a **transportation use**;
- (iii) Despite clause 10.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (iv) Despite regulation 10.20.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0. [ By-law: 805-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(245) Exception RD 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The maximum **lot coverage** for all **buildings** is 40%;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(246) Exception RD 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(247) Exception RD 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The elevation of any floor below **established grade** must be a minimum of 3.6 metres above elevation of Highland Creek.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions "D" and "E", of former City of Scarborough by-law 9350.

(248) Exception RD 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., is 30.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(249) Exception RD 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres from the centreline on the original road allowance;
- (B) The minimum **side yard setback** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(250) Exception RD 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **side yard setback** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(251) Exception RD 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd., is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(252) Exception RD 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.45 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(253) Exception RD 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **side yard setback** is 0.45 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(254) Exception RD 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(255) Exception RD 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The minimum **front yard setback** is 20.5 metres from the original centreline of the **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(256) Exception RD 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(257) Exception RD 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The minimum **building setback** from the original centreline of Kingston Rd. is 30.0 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(258) Exception RD 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) Maximum 2 **storeys** excluding **basement**;
- (D) If on the date of the enactment of this by-law an existing **lawfully** created **lot** has a **lot area** less than that required by this By-law, then the minimum **lot area** for that **lot** is the **lot area** that existed on the date of the enactment of this By-law; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(259) Exception RD 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The minimum **building setback** from the original centreline of Kingston Rd. is 22.0 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(260) Exception RD 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Maximum **lot coverage** is 40%;
- (B) The minimum **rear yard setback** is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **side yard setback** for a garage is 0.3 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 18 of former City of Scarborough by-law 8786 applies to the lands collectively shown as Exception 18 in Scarborough by-law 8786.

(261) Exception RD 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Maximum **lot coverage** is 40%;
- (B) The minimum **side yard setback** is:
  - (i) 1.0 metres from the southern **side lot line**; and
  - (ii) 0.5 metres from the northern **side lot line**;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (D) The maximum **lot coverage** is 50%; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(262) Exception RD 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The minimum **building setback** from the original centreline of Danforth Ave. is 22.0 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(263) Exception RD 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.0 metres on one side only;
- (B) The maximum **lot coverage** is 50%;
- (C) An attached or detached garage must be set back a minimum of:
  - (i) 6.0 metres from a **lot line** that abuts a **street** and where the **vehicle** entrance to the garage also faces the **street**; and
  - (ii) 3.0 metres in all other cases; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(264) Exception RD 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **side yard setback** is 1.0 metres on one side only;
- (D) The maximum **lot coverage** is 50%;
- (E) An attached or detached garage must be set back a minimum of:
  - (i) 6.0 metres from a **lot line** that abuts a **street** and where the **vehicle** entrance to the garage also faces the **street**; and
  - (ii) 3.0 metres in all other cases; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(265) Exception RD 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(266) Exception RD 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres measured from the original centreline of Brimley Rd.;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(267) Exception RD 267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

- (A) Performance Standard 1 of Schedule "B" of the Agincourt Community By-law 10076. [ By-law: 503-2018 Enacted ]

(268) Exception RD 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (D) The maximum **lot coverage** is 50%;



- (E) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (F) The **main wall** with an entrance to the **parking space**, and which also faces a **street**, must be set back a minimum of 6.0 metres from the **lot line** that abuts the **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(269) Exception RD 269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.;
- (E) All lands located within 3.0 metres of a **lot line** abutting Highway 401 must be used for **soft landscaping** purposes; [ By-law: 801-2020 ]
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(270) Exception RD 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(271) Exception RD 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(272) Exception RD 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(273) Exception RD 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(274) Exception RD 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 451-2022 ]

(275) Exception RD 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;

- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(276) Exception RD 276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(277) Exception RD 277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(278) Exception RD 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(279) Exception RD 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(280) Exception RD 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22.0 metres measured from the original centreline of Midland Ave.; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(281) Exception RD 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(282) Exception RD 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The required **parking space** must be located in the **residential building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(283) Exception RD 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The required **parking space** must be located in the **residential building**;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(284) Exception RD 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (D) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) The minimum **building setback** from a **lot line** the abuts a **street** is:
  - (i) 6.0 metres to the **vehicle** entrance to the **building**; and
  - (ii) 3.0 to all other parts of the **building**;
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(285) Exception RD 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) The portion of **building** with a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(286) Exception RD 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.
- (F) The portion of a **building** with a **parking space** may be located in a **side yard**, if it is at least 0.3 metres from the **side lot line**. [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 348-2021 ]

(287) Exception RD 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) The portion of a **building** with a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 348-2021 ]

(288) Exception RD 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:

- (A) On 20 Courton Drive, Schedule "C" Exception 60, of former City of Scarborough zoning by-law 9511.

(289) Exception RD 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 7.5 metres;
- (F) The portion of a **building** with a **parking space** may be located at least 0.3 metres from a **side lot line**;
- (G) On lands known as 2 Arncliffe Cres. the minimum **building setback** from a **lot line** that abuts Dyson Blvd. is 3.35 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(290) Exception RD 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;

- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 24.0 metres, measured from the original centreline of the **street**; and
- (F) The portion of **building** with a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(291) Exception RD 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) On lands known as 1160 and 1162 Pharmacy Ave., the minimum **building setback** from the **front lot line** is 5.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(292) Exception RD 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(293) Exception RD 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) On the lands known as 65 Elinor Ave., a **duplex** is permitted if:
  - (i) the **building** is set back a minimum of 16.0 metres from the centreline of the **street**; and
  - (ii) the minimum **building setback** from each **side lot line** is 0.9 metres;

Prevailing By-laws and Prevailing Sections:

- (A) On the lands known as the even number lot from 2 to 10 Brian Ave. and 1207, 1209, 1209A and 1211 Pharmacy Ave., Schedule "C" Exception 13, of former City of Scarborough by-law 9511; and
- (B) On the lands known as 145 Elinor Ave., Schedule "C" Exception 15, of former City of Scarborough by-law 9511.  
[ By-law: 801-2020 ]

(294) Exception RD 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(295) Exception RD 295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands known as 1785 Victoria Park Ave., Schedule "C" Exceptions 17 and 54, of former City of Scarborough by-law 9511.

(296) Exception RD 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(297) Exception RD 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(298) Exception RD 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) Exception RD 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(300) Exception RD 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 37, of former City of Scarborough by-law 9511.

(301) Exception RD 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts:
  - (i) Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
  - (ii) Victoria Park Ave. or Warden Ave. is 25.0 metres measured from the original centreline of the **street**;  
and
  - (iii) Ellesmere Rd. is 30 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(302) Exception RD 302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd. is 30 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(303) Exception RD 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd. is 30 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **front lot line** that abuts Pharmacy Ave. Rd. is 9.0 metres
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(304) Exception RD 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(305) Exception RD 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and

(E) An attached or detached garage must be a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(306) Exception RD 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (B) The minimum **building setback** from a **side lot line** that abuts Ellesmere Rd. is 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(307) Exception RD 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is 3.0 metres from the **street** line, including all projections except a roof overhang projecting a maximum of 0.5 m; except that portion of the front **main wall** with access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, must be set back to achieve a minimum **driveway** length of 6.0 metres, measured perpendicular from the **street** line to the **main wall** of the **building** with a garage door;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres from one **side lot line** and 0.6 metres of the other **side lot line**;
- (C) The minimum **rear yard setback** is 10.0 metres; and
- (D) The maximum **lot coverage** is 45%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(308) Exception RD 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands south of #1-11 Patrick Blvd. and north of 2000-2088 Sheppard Ave. E., City of North York by-law 30102.

(309) Exception RD 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is:
  - (i) 9.0 metres for a **front lot line**;
  - (ii) 5.7 metres for a **side lot line**;
- (D) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 24.0 metres, measured from the original centreline of Kennedy Rd.;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek;
- (H) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

- (I) On the lands municipally known as 6 Richome Ct. the part of the rear **main wall** with both a **parking space** and rooms over the **parking space** must not be located closer than 1.35 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(310) Exception RD 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(311) Exception RD 311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(312) Exception RD 312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is:
  - (i) 9.0 metres for a **front lot line**;
  - (ii) 5.7 metres for a **side lot line**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(313) Exception RD 313

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is:
  - (i) 9.0 metres for a **front lot line**; and
  - (ii) 5.7 metres for a **side lot line**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(314) Exception RD 314

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(315) Exception RD 315

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) On **lot** municipally known as 1 and 2 Cloverleaf Gate and the odd numbered **lots** from 65 to 117 Lowcreast Blvd., a detached garage is not permitted in a **rear yard**; and
- (G) On the **lot** municipally known as 38 Lowcreast Blvd. the minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(316) Exception RD 316

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Warden Ave. or Sheppard Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **front lot line** that abuts Pharmacy Ave. is 9.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) On the lands municipally known as 3165, 3175, 3177, 3179, 3181, 3183 and 3185 Sheppard Ave. E. and 5 and 6 Abbottsfield Gate a **building** or **structure** must be a minimum of 3.6 metres from a **lot line** that abuts Abbottsfield Lane.

Prevailing By-laws and Prevailing Sections: (None Apply)

(317) Exception RD 317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Warden Ave. or Sheppard Ave. is 30.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **front lot line** that abuts Pharmacy Ave. is 9.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) On the lands municipally known as 2969 Sheppard Ave. E. an office is permitted if:
  - (i) it is in a **detached house** existing on the date of the enactment of this by-law; and
  - (ii) a minimum of three **parking spaces** are provided for the office use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(318) Exception RD 318

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(319) Exception RD 319

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The part of **main wall** of the **building** with the access to the required **parking space** must be set back a minimum of 5.7 metres from a **front lot line** or **side lot line**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(320) Exception RD 320

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 5.7 metres for the part of **main wall** of the **building** with the access to the required **parking space**; and
  - (ii) 3.0 metres from all other parts of the front **main wall**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(F) The minimum **rear yard setback** is 6.0 metres; and

(G) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(321) Exception RD 321

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 0.9 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;

(E) The required **parking space** must be located in the **residential building**; and

(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(322) Exception RD 322

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** that abuts Warden Ave. is 36.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres;

(C) The maximum **lot coverage** is 51%; and

(D) All lands not covered by **buildings** must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(323) Exception RD 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** that abuts Huntingwood Dr. is 7.5 metres;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and

(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:

A) On the **lots** municipally known as 22 Rosscowan Cres., Schedule "C" Exception 17, of former City of Scarborough by-law 10717; and

(B) On the **lots** municipally known as 64 and 68 Wicklow Dr., Schedule "C" Exception 18, of former City of Scarborough by-law 10717.

(324) Exception RD 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The part of **main wall** of the **building** with the access to the required **parking space** must be set back a minimum of 5.7 metres from a **front lot line** or **side lot line** that abuts a **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (G) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(325) Exception RD 325

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Huntingwood Dr. is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Warden Ave. or Sheppard Ave. is 27.0 metres, measured from the original centreline of the **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(326) Exception RD 326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave., Warden Ave. or Sheppard Ave. is 27.0 metres, measured from the original centreline of the **street**; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) Exception RD 327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Huntingwood Dr. is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;



- (F) The minimum **building setback** from a **side lot line** that abuts a Pharmacy Ave. is 22.0 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(328) Exception RD 328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Bellamy Rd. or Invergordon Avenue is 19.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(329) Exception RD 329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a front line is 3.0 metres;
- (D) The part of **main wall** of the **building** with the access to the required **parking space** must be set back a minimum of 5.7 metres from a **front lot line**;
- (E) The minimum **building setback** from a **side lot line** is 0.6 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.2 metres;
- (G) The maximum **lot coverage** is 60%;
- (H) The required **parking space** must be located in the **residential building**;
- (I) The maximum height of a **building** is the lesser of 2 **storeys** or 9.0 metres; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(330) Exception RD 330

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a front line is 3.0 metres;
- (D) The part of **main wall** of the **building** with the access to the required **parking space** must be set back a minimum of 5.7 metres from a **front lot line**;
- (E) The minimum **building setback** from a **side lot line** is 0.6 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.2 metres;
- (G) The maximum **lot coverage** is 60%;
- (H) The required **parking space** must be located in the **residential building**;
- (I) The maximum height of a **building** is the lesser of 3 **storeys** or 10.7 metres; and

(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(331) Exception RD 331

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a front line is 3.0 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) The part of **main wall** of the **building** with the access to the required **parking space** must be set back a minimum of 6.0 metres from a **front lot line**;
- (F) The maximum **lot coverage** is 50%;
- (G) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (H) The minimum **building setback** from a **rear lot line** that abuts Sheppard Ave. is 3.0 metres; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(332) Exception RD 332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(333) Exception RD 333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the north **side lot line** is 0.45 metres;
- (B) The minimum **building setback** from the south **side lot line** is 1.2 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(334) Exception RD 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The maximum **lot coverage** is 40%;
- (E) The required **parking space** must be located in the **residential building**;
- (F) The maximum height of a **building** is the lesser of 3 **storeys** or 10.7 metres; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(335) Exception RD 335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The required **parking space** must be located in the **residential building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(336) Exception RD 336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum building setback from a **front lot line** is 4.5 metres; [ By-law: 801-2020 ]
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 9.0 metres where the **side lot line** abuts Bellamy Rd. or Invergordon Ave.; and
  - (ii) 6.0 metres in all other cases; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(337) Exception RD 337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum building setback from a **front lot line** is 4.5 metres; [ By-law: 801-2020 ]
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in the **residential building**;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 9.0 metres where the **side lot line** abuts Bellamy Rd. or Invergordon Ave.; and
  - (ii) 6.0 metres in all other cases; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(338) Exception RD 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 35%;
- (B) For 3359 Bayview Ave.; 2 to 70 Bowan Ct. (even numbers only); and 1 to 51 Bowan Ct. (odd numbers only), the minimum **rear yard setback** is 13.0 metres for the first **storey** and 15.0 metres for the second **storey**; and
- (C) For 53 to 69 Bowan Ct. (odd numbers only), the minimum **rear yard setback** 13.5 metres for the first **storey** and 15.5 metres for the second **storey**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(339) Exception RD 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 766 and 768 Midland Ave., Schedule "C" Exception 12, of former City of Scarborough by-law 9276 applies.

(340) Exception RD 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (D) On the lands municipally known as 76, 78 and 80 Clela Dr., the minimum **lot frontage** is 11.5 metres and the minimum **lot area** is 464 square metres; and
- (E) On the lands municipally known as 730, 732 and 734 Danforth Rd. the minimum **lot frontage** is 15.2 metres;

Prevailing By-laws and Prevailing Sections: (None Apply)

(341) Exception RD 341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is that which existed on the day of the enactment of this By-law;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) A garage or carport must not exceed a length of 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(342) Exception RD 342

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (D) The elevation of the **basement** floor must be a minimum of 3.6 metre higher than the elevation of the invert of Massey Creek; and
- (E) The portion of the **building** with an attached garage must be set back a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(343) Exception RD 343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (C) The elevation of the **basement** floor must be a minimum of 3.6 metre higher than the elevation of the invert of Massey Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(344) Exception RD 344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(345) Exception RD 345

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(346) Exception RD 346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;

- (B) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(347) Exception RD 347

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a side **lot line** that abuts a **street** is 2.4 metres;
- (B) The minimum **building setback** from a side **lot line** is 1.2 metres;
- (C) The minimum garage **setback** from a side **lot line** is 0.3 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) The maximum floor area, excluding **basements** and garages, is 0.65 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 381-2015 ]

(348) Exception RD 348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 3.0 metres;
- (B) The minimum **building setback** from a side **lot line** is 0.5 metres;
- (C) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
- (D) The minimum **building setback** from a side **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a rear **lot line** is 5.0 metres;
- (F) The required **parking space** must be located in the **residential building**;
- (G) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (H) On the lands municipally known as 45 Burn Hill Rd.;
  - (i) the minimum **building setback** from westerly **lot line** is 3.0 metres;
  - (ii) the minimum **building setback** from easterly **lot line** is 4.5 metres; and
  - (iii) the minimum **building setback** from southerly **lot line** is 0.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(349) Exception RD 349

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a front **lot line** is 4.5 metres;
- (B) The minimum **building setback** from a front **lot line** that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a side **lot line** is 0.3 metres;
- (D) The minimum **building setback** from a side **lot line** that abuts a **street** is 1.5 metres; and
- (E) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as the odd numbered **lot** from 587 to 597 Warden Ave., Schedule "C" Exception 13, of former City of Scarborough by-law 9812;
- (B) On the lands municipally known as 26 and 28 McDonald Ave., Schedule "C" Exception 12, of former City of Scarborough by-law 9812; and

(C) On the lands municipally known as 21, 29 and 31 Patterson Ave., Schedule "C" Exception 1, of former City of Scarborough by-law 9812.

(350) Exception RD 350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres; and
- (E) On the lands municipally known as 195 Danforth Rd., a multiple family dwelling is permitted if:
  - (i) there is one **dwelling unit** for each 99 square metres of **lot area**;
  - (ii) the **building** is set back a minimum of 4.5 metres from the **front lot line**; and
  - (iii) the **building** is set back a minimum of 1.2 metres from the **side lot line**.
- (F) On the lands municipally known as 46 Scotia Avenue:
  - (i) the maximum **lot coverage** is 40 percent; and
  - (ii) one required **parking space** having a minimum length of 4.65 metres may be located in the **street yard** if it is located beside and parallel with the driveway. [ By-law: 683-2016 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(351) Exception RD 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres, measured from the original centreline of the **street**; and
- (D) The minimum **building setback** from a **side lot line** is 0.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(352) Exception RD 352

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres,
- (B) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres; and
- (D) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(353) Exception RD 353

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 4.5 metres;

- (B) The minimum **building setback** from a **front lot line** that abuts Warden Ave., Pharmacy Ave., Victoria Park Ave. or Danforth Rd. is 19.0 metres,
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 104 Danforth Rd., Schedule "C" Exception 3, of former City of Scarborough by-law 9812.

(354) Exception RD 354

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (C) On the lands municipally known as 65, 67, 77 and 79 Highcastle Rd., 197, 199 and 201 Oakmeadow Blvd., 22, 24, 26, 32, 34 and 36 Stonefield Cres., the minimum **lot frontage** is 13.5 metres and the minimum **lot area** is 557 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(355) Exception RD 355

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law; and
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(356) Exception RD 356

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **lot line** that abuts:
  - (i) Military Trail is 7.5 metres;
  - (ii) Highcastle Rd. is 6.0 metres; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(357) Exception RD 357

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **front yard setback** is 3.0 metres;



- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(358) Exception RD 358

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **front yard setback** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) The minimum **building setback** from a **lot line** that abuts Highway 401 is 8.0 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(359) Exception RD 359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **front yard setback** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (F) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(360) Exception RD 360

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (C) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
- (D) The minimum **building setback** from a **rear lot line** is 1.0 metres;
- (E) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (F) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(361) Exception RD 361

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (C) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
- (D) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(362) Exception RD 362

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.8 metres on one side and 0.5 metres on the other side;
- (C) Despite regulations to the contrary, there must be no encroachments into the required **side yard**;
- (D) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (E) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(363) Exception RD 363

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Morningside Ave. or Ellesmere Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(364) Exception RD 364

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 5.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.3 metres on the other side;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) The maximum **lot coverage** is 46%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(365) Exception RD 365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (D) On the **lots** municipally known as 49, 49A, 71, 73, 75 and 77 Winter Ave. the following regulations also apply:
  - (i) a **semi-detached house** may be erected on the **lot**, if the **lot frontage** is a minimum of 18.0 metres and the minimum **lot area** is 613 square metres or each **dwelling unit** in the **semi-detached house** is on its own **lot** and that **lot** has a minimum **lot frontage** of 9.0 metres and the minimum **lot area** is 306 square metres; and
  - (ii) a **detached house** may be erected on the **lot**, if the **lot** has a minimum **lot frontage** of 9.0 metres and minimum **lot area** of 306 square metres;
- (E) On the **lots** municipally known as 13 and 15 Winter Ave. and 108 Huntington Ave. a **building** with a maximum of 1 **dwelling unit** for each 161 square metres of **lot area** is permitted if:
  - (i) it is set back from the **front lot line** a minimum of 7.5 metres; and
  - (ii) the **building** is set back from the **side lot lines** and rear line **lot** a distance equal to half the height of the **building**; and
- (F) On the **lots** municipally known as 65 Commonwealth Ave.:
  - (i) a **semi-detached house** may be erected on the **lot**, if the **lot frontage** is a minimum of 15.0 metres and the minimum **lot area** is 510 square metres or each **dwelling unit** in the **semi-detached house** is on its own **lot** and that **lot** has a minimum **lot frontage** of 7.5 metres and the minimum **lot area** is 255 square metres;
  - (ii) a **duplex** may be erected on the **lot**, if the **lot frontage** is a minimum of 15.0 metres and the minimum **lot area** is 510 square metres; and
  - (iii) a **detached house** may be erected on the **lot**, if the **lot** has a minimum **lot frontage** of 7.5 metres and minimum **lot area** of 255 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(366) Exception RD 366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**; and
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(367) Exception RD 367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**; and

- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(368) Exception RD 368

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(369) Exception RD 369

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 22.0 metres, measured from the original centreline of the **street**; and
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(370) Exception RD 370

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(371) Exception RD 371

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) None of the provisions of 10.5.40.10(5), 10.20.40.10(2), 10.20.30(1)(A), 10.20.30.40(1), and 10.20.40.70(3)(C), apply to prevent the erection or use of a **building, structure**, addition or enlargement provided the **building or structure** complies with subsections (B) to (H) below;
- (B) The height of any **building or structure**, as measured from Canadian Geodetic Datum elevation of 178.85 metres, must not exceed the height and **storeys** specified by the numbers following the symbols HT and ST, respectively, on Diagram 3 of By-law 581-2017;
- (C) The minimum **front yard setback, rear yard setback** and **side yard setback** for any **building or structure** is the setback from the **lot line** shown on Diagram 3 of By-law 581-2017;
- (D) Despite regulation 10.5.40.60(3), exterior stairs providing pedestrian access measuring 2.7 metres in width may encroach into a required **building setback**;

- (E) Despite regulation 10.5.100.1.(1), for a detached house, a **driveway** that is located in or passes through the front yard will have a maximum width of 5.8 metres;
- (F) Despite regulation 10.5.50.10(1), on a **lot** with a **detached house, semi-detached house, duplex, triplex, fourplex or townhouse**, a minimum of 70 percent of the required **front yard landscaping** must be **soft landscaping**;
- (G) Despite regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 32 percent; and
- (H) Regulation 10.20.40.10(4)(A) does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 581-2017 ]

(372) Exception RD 372

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(373) Exception RD 373

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of the Creek;
- (E) On lands known municipally as 96 Cedarbrea Blvd. the minimum **building setback** from a **side yard** is 0.58 metres; and
- (F) On lands known municipally as 110 Cedarbrea Blvd. and 260, 262, 264 and 266 Bellamy Rd. N., the minimum **building setback** from a **lot line** that abuts Bellamy Rd. N. is 22.0 metres measured from the centreline of the original road allowance.

Prevailing By-laws and Prevailing Sections: (None Apply)

(374) Exception RD 374

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres; [ By-law: 580-2017 ]
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres. [ By-law: 580-2017 ]
- (E) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**; and
- (F) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of the Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(375) Exception RD 375

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**; and
- (E) On the lands municipally known as 204 Bellamy Rd. N.:
  - (i) a maximum of 40 square metres of the basement may be used for a **personal service shop** limited to a beauty parlour and hairdressing salon; and
  - (ii) 2 **parking spaces** may be located side by side or in tandem on the **driveway** leading to the required residential parking. [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(376) Exception RD 376

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law; [ By-law: 580-2017 ]
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres; [ By-law: 580-2017 ]
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(377) Exception RD 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law; [ By-law: 580-2017 ]
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres. [ By-law: 580-2017 ]
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(378) Exception RD 378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** 1.2 metres.
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 10, of former City of Scarborough By-law 10048. [ By-law: 801-2020 ]

(379) Exception RD 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(380) Exception RD 380

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum height of a **building** or **structure** is 10.0 metres; and
- (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(381) Exception RD 381

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(382) Exception RD 382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd. is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The required **parking space** must be located in the **residential building**; and

- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(383) Exception RD 383

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 0.9 metres for **lots** municipally known as 34 and 36 Torrance Rd. and 73 to 80 Fred Bland Crescent inclusive of even and odd addresses; and
  - (ii) in all other cases 1.0 metre on one side only;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (H) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(384) Exception RD 384

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **rear lot line** is 5.4 metres;
- (C) The maximum height of a **building** or **structure** is 8.2 metres; and
- (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(385) Exception RD 385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) The minimum **building setback** from a **front lot line** is 5.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(386) Exception RD 386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and



- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(387) Exception RD 387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(388) Exception RD 388

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Brimley Rd., McCowan Rd., Midland Ave. or Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(389) Exception RD 389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only **building** types permitted are **detached houses** and **ancillary** uses are permitted;
- (B) For 20 Ballyconnor Crt.:
  - (i) the minimum **lot width** is 17.2 metres;
  - (ii) the maximum **building length** is 18.3 metres; and
  - (iii) the minimum east **side yard setback** is 1.22 metres and the west **side yard setback** is 1.83 metres;
- (C) For 38 Ballyconnor Crt.
  - (i) the minimum **lot width** is 16.55 metres;
  - (ii) the minimum **lot frontage** is 15.67 metres;
  - (iii) the maximum **building length** is 19.0 metres;
  - (iv) the minimum **front yard setback** is 5.5 metres; and
  - (v) the minimum east **side yard setback** is 6.0 metres and the west **side yard setback** is 1.22 metres; and
- (D) For 20 and 38 Ballyconnor Crt. the minimum **rear yard setback** for all **structures** above and below grade, including swimming pools, is 10.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(390) Exception RD 390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building length** is 19.8 metres;
- (B) The minimum **building setback** from the **side lot line** is 1.22 metres; and
- (C) The minimum **building setback** from a **rear lot line** is 10.0 metres for all **buildings** and **structures**, including swimming pools.

Prevailing By-laws and Prevailing Sections: (None Apply)

(391) Exception RD 391

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(392) Exception RD 392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) The minimum **building setback** from a **front lot line** that abuts Kingston Rd., Eglinton Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) On the **lots** municipally known as 1 and 3 Ravine Dr., Schedule "C" Exception 27-I, of former City of Scarborough by-law 10010;
- (B) On the **lot** municipally known as 6 Ravine Dr., Schedule "C" Exception 27-III, of former City of Scarborough by-law 10010;
- (C) On the **lot** municipally known as 3 Windy Ridge Dr., Schedule "C" Exception 27-II, of former City of Scarborough by-law 10010;
- (D) On the **lot** municipally known as 22 Windy Ridge Dr., Schedule "C" Exception 27-IV, of former City of Scarborough by-law 10010;
- (E) On the **lot** municipally known as 24 Windy Ridge Dr., Schedule "C" Exception 27-V, of former City of Scarborough by-law 10010;
- (F) On the **lot** municipally known as 24 Windy Ridge Dr., Schedule "C" Exception 27-VII, of former City of Scarborough by-law 10010;
- (G) On the **lot** created on Windy Ridge Dr. from the closed right-of-way formerly known as Royal Ave., Schedule "C" Exception 27-VI, of former City of Scarborough by-law 10010;
- (H) On the **lots** municipally known as 19 and 21 Bellehaven Cres., Schedule "C" Exception 27-VIII, of former City of Scarborough by-law 10010;
- (I) On the **lot** municipally known as 27 Bellehaven Cres., Schedule "C" Exception 27-IX, of former City of Scarborough by-law 10010;
- (J) On the **lot** municipally known as 29 Bellehaven Cres., Schedule "C" Exception 27-X, of former City of Scarborough by-law 10010;

- (K) On the **lot** municipally known as 31 Bellehaven Cres., Schedule "C" Exception 27-XI, of former City of Scarborough by-law 10010;
- (L) On the **lot** municipally known as 33 Bellehaven Cres., Schedule "C" Exception 27-XII, of former City of Scarborough by-law 10010;
- (M) On the **lot** municipally known as 26 Parkcrest Dr., Schedule "C" Exception 27-XIII, of former City of Scarborough by-law 10010;
- (N) On the **lot** municipally known as 8 Parkcrest Dr., Schedule "C" Exception 28-III, of former City of Scarborough by-law 10010;
- (O) On the **lot** municipally known as 5 Annis Rd., Schedule "C" Exception 27-XVIII, of former City of Scarborough by-law 10010;
- (P) On the **lot** municipally known as 7 Annis Rd., Schedule "C" Exception 28-I, of former City of Scarborough by-law 10010;
- (Q) On the **lot** municipally known as 9 Annis Rd., Schedule "C" Exception 27-XV, of former City of Scarborough by-law 10010;
- (R) On the **lot** municipally known as 31 Annis Rd., Schedule "C" Exception 27-XIV, of former City of Scarborough by-law 10010;
- (S) On the **lot** municipally known as 1 Hill Cres., Schedule "C" Exception 27-XXIV, of former City of Scarborough by-law 10010;
- (T) On the **lot** municipally known as 12 Hill Cres., Schedule "C" Exception 27-XX, of former City of Scarborough by-law 10010;
- (U) On the **lot** municipally known as 16 Hill Cres., Schedule "C" Exception 27-XXI, of former City of Scarborough by-law 10010;
- (V) On the **lot** municipally known as 18 Hill Cres., Schedule "C" Exception 27-XIX, of former City of Scarborough by-law 10010;
- (W) On the **lot** municipally known as 19 Hill Cres., Schedule "C" Exception 27-XXIII, of former City of Scarborough by-law 10010; and
- (X) On the **lot** municipally known as 20 Hill Cres., Schedule "C" Exception 28-II, of former City of Scarborough by-law 10010.

(393) Exception RD 393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) These lands must comply with exception 900.3.10(1462); and
- (F) On the **lots** municipally known as 58 and 60 Bethune Blvd. the minimum **front yard setback** is 5.7 metres.

Prevailing By-laws and Prevailing Sections:

- (A) On the **lots** municipally known as 69 and 69A Bethune Blvd. Schedule "C" Exception 7, of former City of Scarborough by-law 10010.

(394) Exception RD 394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;

- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(395) Exception RD 395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Kingston Rd., Eglinton Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) On the **lots** municipally known as 2 Hill Cres., Schedule "C" Exception 27-XVI, of former City of Scarborough by-law 10010;
- (B) On the **lots** municipally known as 4 Hill Cres., Schedule "C" Exception 27-XVI, of former City of Scarborough by-law 10010; and
- (C) On the **lots** municipally known as 26 Markham Rd., Schedule "C" Exception 27-XXII, of former City of Scarborough by-law 10010.

(396) Exception RD 396

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum frontage for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd. or Mason Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(397) Exception RD 397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum frontage for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts Mason Rd. is 9.0 metres;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(398) Exception RD 398

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Mason Rd. is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(399) Exception RD 399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd. or Mason Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(400) Exception RD 400

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** abutting a **street** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(401) Exception RD 401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd. or Mason Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(402) Exception RD 402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** abutting a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(403) Exception RD 403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 15.0 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) The minimum **building setback** from a **rear lot line** is 1.8 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).
- (H) The minimum **building setback** from a **side lot line** that does not abut a **street** is 7.5 metres. [ By-law: 801-2020 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(404) Exception RD 404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Bellamy Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(405) Exception RD 405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(406) Exception RD 406

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum frontage for a **corner lot** is 15.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(407) Exception RD 407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum frontage for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts Kingston Rd., Eglinton Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**.
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(408) Exception RD 408

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd. or Mason Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(409) Exception RD 409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) There must be no encroachment into the **side yard**;
- (F) The maximum **lot coverage** is 50%; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(410) Exception RD 410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 2.1 metres where **front lot line** abuts the Kingston Rd. Service Rd.; and
  - (ii) 3.0 metres for all other **front lot lines**;
- (B) The portion of **main wall** with the entrance to a **parking space**, must be set back a minimum of 5.7 metres from a **lot line** abutting a **street**;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.2 metres;
- (E) The minimum **building setback** from a **rear lot line** is 6.9 metres;
- (F) The required **parking space** must be located in the **residential building**;
- (G) The maximum **lot coverage** is 47%;

Prevailing By-laws and Prevailing Sections: (None Apply)

(411) Exception RD 411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, an office is also permitted if:
  - (i) it is not a medical office;
  - (ii) the maximum interior floor area use for an office is not more than 276 square metres;
  - (iii) the minimum **building setback** from the **front lot line** is not less than 13.6 metres;
  - (iv) the minimum **rear yard setback** is 7.5 metres; and
  - (v) the minimum **side yard setback** is:
    - (a) 1.4 metres from the south **side lot line**; and
    - (b) 2.0 metres from the north **side lot line**;
  - (vi) a minimum of 5 **parking spaces** are located in the **front yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1124-2018 ]

(412) Exception RD 412

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 50%;
- (B) The minimum **building setback** from the **front lot line** is 3.0 metres;
- (C) The minimum **building setback** from the **side lot line** is 0.6 metres; and
- (D) The maximum **building** height is 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)



(413) Exception RD 413

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;
- (B) Despite Regulation 10.20.30.10(1)(A), the required minimum **lot area** for Parcel 1, as shown on Diagram 1 of By-law 1070-2016, is 483 square metres;
- (C) Despite Regulation 10.20.30.10(1)(A), the required minimum **lot area** for Parcel 8, as shown on Diagram 1 of By-law 1070-2016, is 843 square metres;
- (D) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Parcel 1, as shown on Diagram 1 of By-law 1070-2016, is 11.25 metres;
- (E) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Parcel 8, as shown on Diagram 1 of By-law 1070-2016, is 18.7 metres;
- (F) Despite Section 800.50(290) and Regulation 10.20.40.70(1), the required minimum **front yard setback** must be no closer to the **front lot line** than a distance of 39.5 metres measured from the **rear lot line**;
- (G) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 20.0 metres;
- (H) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is:
  - (i) For Parcel 1, as shown on Diagram 1 of By-law 1070-2016, 0.65 metres from the easterly **side lot line**, and 2.45 metres from the **lot line** along Blaisdale Road;
  - (ii) For Parcel 8, as shown on Diagram 1 of By-law 1070-2016, 6.0 metres from the easterly **side lot line** and 1.25 metres from the westerly **side lot line**; and
  - (iii) For all other parcels, 0.65 metres from one **side lot line** and 1.25 metres from the opposite **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1070-2016 ]

(414) Exception RD 414

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by Article 10.20.20 for the RD Zone, an office use is permitted;
- (B) The permitted maximum **interior floor area** for an office use is 375 square metres;
- (C) The maximum number of **dwelling units** permitted is 1;
- (D) Clause 10.5.40.60 regarding permitted encroachments into required yard setbacks applies, except that:
  - (i) the front porch may encroach into the required **front yard setback** a maximum of 3.4 metres;
  - (ii) the front porch may encroach into the required **side yard setback** a maximum of 0.7 metres;
  - (iii) a canopy may encroach into the required **side yard setback** a maximum of 0.8 metres, if it is no closer to the **side lot line** than 0.1 metres;
  - (iv) exterior stairs may be 2.8 metres wide; and
  - (v) an uncovered ramp may be 0 metres from the **side lot line**;
- (E) Clause 10.5.50.10 regarding **landscaping** applies, except that:
  - (i) a minimum of 61% of the **front yard landscaping** must be **soft landscaping**;
  - (ii) no landscaping is required in the north **side yard**; and
  - (iii) a minimum of 5% of the **rear yard** must be for **soft landscaping**;
- (F) Regulations 10.5.80.10(3), 10.5.80.10(6) and 10.5.80.10(7) regarding the location of parking in the **side yard** and **rear yard** do not apply;
- (G) Despite regulation 10.5.100.1(2)(B), a **driveway** that is not in the **front yard** may have a maximum width of 11.3 metres;
- (H) Despite Clause 10.20.30.20, the required minimum **lot frontage** is 8.5 metres;
- (I) Despite Clause 10.20.30.40, the permitted maximum **lot coverage** is 36%;
- (J) Despite Regulation 10.20.40.10(1), the permitted maximum height for a **building** on the lot is 10.7 metres;

- (K) Despite Regulation 10.20.40.10(2), the permitted maximum height of the exterior front and rear **main walls** is 7.8 metres;
- (L) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** for a **building** on the **lot** is 3 **storeys**;
- (M) Despite Regulation 10.20.40.10(7), the dormer in the roof at the rear of the **building** may be 53% of the total width of the **rear main walls**;
- (N) Despite Regulation 10.20.40.50(1)(B), the maximum area of the rear platform is 12.5 square metres;
- (O) Despite Regulation 10.20.40.70(1), the required minimum **front yard setback** is 8.1 metres;
- (P) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 8.5 metres;
- (Q) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is 0.5 metres for the south **side yard** and 0.7 metres for the north **side yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1102-2016 ]

(415) Exception RD 415

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(416) Exception RD 416

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(417) Exception RD 417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(418) Exception RD 418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(419) Exception RD 419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(420) Exception RD 420

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(421) Exception RD 421

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(422) Exception RD 422

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The maximum **lot coverage** is 40%; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(423) Exception RD 423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of the watercourse.

Prevailing By-laws and Prevailing Sections: (None Apply)

(424) Exception RD 424

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(425) Exception RD 425

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(426) Exception RD 426

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) The portion of **building** with a **parking space** may be located in a **side yard** if it is at least 0.3 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(427) Exception RD 427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **front lot line** that abuts Ellesmere Rd., Lawrence Ave. and Markham Rd. is 30.0 metres measured from the original centreline of the **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(428) Exception RD 428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(429) Exception RD 429

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(430) Exception RD 430

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of the watercourse; and
- (E) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(431) Exception RD 431

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (D) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(432) Exception RD 432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(433) Exception RD 433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd. or McCowan Rd. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(434) Exception RD 434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(435) Exception RD 435

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, the **lot** may be used for a **nursing home** if:
  - (i) the **building** is a maximum of one **storey**; and
  - (ii) there is a minimum of 52 **parking spaces** on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(436) Exception RD 436

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 50%; and
- (B) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(437) Exception RD 437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(438) Exception RD 438

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) These lands must comply with exception 900.3.10(1462); and

- (G) On 1 and 36 Wildlark Drive the minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(439) Exception RD 439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Bennett Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) These lands must comply with exception 900.3.10(1462); and
- (H) On 2 and 4 Dunstall Cres., the minimum **lot area** is 464 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(440) Exception RD 440

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(441) Exception RD 441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(442) Exception RD 442



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(443) Exception RD 443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) On Block "B" registered Plan M-1094, Schedule "C" Exception 26, of former City of Scarborough by-law 10327.

(444) Exception RD 444

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(445) Exception RD 445

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into that setback area;

- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462); [ By-law: 350-2024 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(446) Exception RD 446

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(447) Exception RD 447

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 17.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(448) Exception RD 448

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abut Kingston Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(449) Exception RD 449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;

- (E) The required **parking space** must be located in the **residential building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(450) Exception RD 450**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in the **residential building**;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(451) Exception RD 451**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) These lands must comply with exception 900.3.10(1462); and

Prevailing By-laws and Prevailing Sections: (None Apply)

**(452) Exception RD 452**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only uses permitted are:
  - (i) one **dwelling unit** in a **detached house** having a maximum **gross floor area** of 175 square metres;
  - (ii) one Educational Use having a maximum **gross floor area** of 1,400 square metres;
  - (iii) one **day nursery**;
- (B) The minimum **building setback** from a **side lot line** is 3.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 10.0 metres;
- (D) The maximum height of a **building or structure** is 10.0 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(453) Exception RD 453

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 161.40 metres and the elevation of the highest point of the **building**;
- (B) Despite regulation 10.5.40.60(1)(D) in a **rear yard**, a platform with a floor higher than the first **storey** of the **building** above **established grade** may encroach into the required **rear yard setback** 2.5 metres;
- (C) Despite regulation 10.5.40.60(3)(A)(ii) exterior stairs may be no wider than 2.8 metres;
- (D) Despite regulation 10.5.40.60(3)(A)(iii) exterior stairs may be no closer to a **lot line** than 0.2 metres;
- (E) Despite regulation 10.5.40.60(5)(A) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a minimum **building setback** a maximum of 1.2 metres, if it is no closer to a **lot line** than 0.3 metres;
- (F) Despite regulation 10.5.40.60(7)(B) the eaves of a roof may encroach into a required minimum **building setback** a maximum of 1.2 metres, if they are no closer to a **lot line** than 0.2 metres;
- (G) Despite regulations 10.5.40.70 and 10.20.40.70 the required minimum **building** setbacks are as shown on Diagram 5 of By-law 1096-2016;
- (H) Despite regulation 10.5.50.10(1) a minimum of 20 square metres of the **front yard** must be **soft landscaping**;
- (I) Despite regulation 10.5.50.10(3) a minimum of 90 square metres of the **rear yard** must be **soft landscaping**;
- (J) Regulations 10.5.60.1(4), 10.20.40.10(2), 10.20.40.10(4), and 10.20.40.50 do not apply;
- (K) Despite regulations 10.5.60.20(2) and 10.5.60.20(3) the required minimum **rear yard setback** and **side yard setback** for an **ancillary building** are as shown on Diagram 5 on By-law 1096-2016;
- (L) Despite regulation 10.5.60.50(2) the permitted maximum floor area of Building "B", as shown on Diagram 5 of By-law 1096-2016 is 88 square metres;
- (M) Despite regulation 10.5.60.70(1)(B) the area of the **lot** covered by all **ancillary buildings** and **structures** may not exceed 15 percent of the **lot area**;
- (N) Despite regulation 10.20.40.10(1) the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 5 of By-law 1096-2016;
- (O) Despite regulation 10.20.40.10(5) a parapet on a **detached house** may exceed the permitted maximum height of a **building** by 1.0 metres;
- (P) Despite regulation 10.20.40.10(6) the permitted maximum height of the **first floor** above **established grade** is 1.5 metres;
- (Q) Despite regulation 10.20.40.20(1) the permitted maximum **building length** for a detached **house** is 22.0 metres;
- (R) Despite Clause 10.20.40.30 the rear **main wall** of a **detached house**, not including a one-storey extension that complies with regulation 10.20.40.20(2), may be no more than 22.0 metres from the required **front yard setback**; and
- (S) Despite Clause 10.20.40.40 the permitted maximum **gross floor area** for Building "A", as shown on Diagram 5 of By-law 1096-2016, is 530 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1096-2016 ]

(454) Exception RD 454

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.0 metres and nothing may encroach into that setback area;
- (E) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in a **building**;

- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(455) Exception RD 455

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
- (B) The maximum **lot coverage** is 50%;
- (C) The required **parking space** must be located in a **building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(456) Exception RD 456

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (B) The maximum **lot coverage** is 50%;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(457) Exception RD 457

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
- (B) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in a **building**;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(458) Exception RD 458

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
- (B) The required **parking space** must be located in a **building**;

- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(459) Exception RD 459

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (C) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(460) Exception RD 460

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(461) Exception RD 461

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(462) Exception RD 462

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Bennett Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(463) Exception RD 463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(464) Exception RD 464

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (C) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) On 102 and 102A Poplar Rd., Schedule "C" Exception 25, of former City of Scarborough by-law 10327.

(465) Exception RD 465

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(466) Exception RD 466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(467) Exception RD 467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 10.20.20, the only uses permitted are: **dwelling unit**;
- (B) The minimum **front yard**, **side yard**, and **rear yard setbacks** for the building are shown on Diagram 4 of By-law 595-2017;
- (C) The maximum **building** height of a **building** is **2 storeys** and 10.0 metres; and
- (D) A minimum of **two parking spaces** must be provided for each dwelling unit.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 595-2017 ]

(468) Exception RD 468

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** 1.2 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 20 and 30, of former City of Scarborough by-law 10327. [ By-law: 350-2024 ]

(469) Exception RD 469

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 30.0 metres, measured from the original centreline of the **street**;
- (B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (C) The minimum **building setback** from a **side lot line** 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(470) Exception RD 470

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) On a **corner lot** the minimum **lot frontage** is 15.0 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(471) Exception RD 471

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 30.0 metres, measured from the original centreline of the **street**;
- (C) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (D) The minimum **building setback** from a **side lot line** 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).
- (H) On the lands known as 53, 55, 57 and 59 Fairwood Crescent the minimum **lot frontage** is 11.0 metres. [ By-law: 801-2020 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(472) Exception RD 472

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(473) Exception RD 473

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. is 12.0 metres; and
  - (ii) Manse Rd., Homestead Rd. or Coronation Dr. is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(474) Exception RD 474

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** 1.0 metres on one side and 0.5 metres on the other side;
- (B) The required **parking space** must be located in the **residential building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(475) Exception RD 475

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** 0.45 metres;
- (B) The required **parking space** must be located in the **residential building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(476) Exception RD 476

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. is 12.0 metres; and
  - (ii) Manse Rd., Homestead Rd. or Coronation Dr. is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The required **parking space** must be located in the **residential building**;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(477) Exception RD 477

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(478) Exception RD 478

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(479) Exception RD 479

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(480) Exception RD 480

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulation 10.5.40.70(1), "Front Yard Setback- Averaging", does not apply;
- (B) Despite Clause 10.5.40.60, a porch, deck, exterior stairs, balcony, or similar **structure** may encroach into the required **front yard setback** and **rear yard setback** a maximum of 3 metres;
- (C) Despite Clause 10.20.30.10, for each of the **lots** shown as parts on Diagram 5 of By-law 838-2017, the required minimum **lot area** is:
  - (i) 390 square metres for Lots 5 and 10;
  - (ii) 420 square metres for Lots 3, 4, 6, 9, 11, and 12;

- (iii) 540 square metres for Lots 1, 13, and 14;
  - (iv) 590 square metres for Lot 2; and
  - (v) 600 square metres for Lots 7, and 8;
- (D) Despite Clause 10.20.30.20, for each of the **lots** shown as parts on Diagram 5 of By-law 838-2017, the required minimum **lot frontage** is:
- (i) 12.5 metres for Lot 8;
  - (ii) 13 metres for Lots 3, 4, 5, 6, 7, 9, 10, 11, and 12;
  - (iii) 16 metres for Lots 1 and 14; and
  - (iv) 18 metres for Lots 2 and 13;
- (E) Despite Clause 10.20.30.40, the permitted maximum **lot coverage** for Lots 5 and 10 shown on Diagram 5 of By-law 838-2017, is 42 percent;
- (F) Despite Regulation 10.20.40.10(6), the permitted maximum height of the **first floor** above **established grade** is 1.5 metres;
- (G) Despite Clause 10.20.40.20, the permitted maximum **building length** is 21 metres;
- (H) Despite Clause 10.20.40.30, the permitted maximum **building depth** is 21 metres; and
- (I) Despite Clause 10.20.40.70, the required minimum **building setbacks** are shown on Diagram 5 of By-law 838-2017.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 838-2017 ]

(481) Exception RD 481

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(482) Exception RD 482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(483) Exception RD 483

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(484) Exception RD 484

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The required **parking space** must be located in the **residential building**.
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(485) Exception RD 485

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** 1.0 metres on one side and 0.5 metres on the other side;
- (E) The required **parking space** must be located in the **residential building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(486) Exception RD 486

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) If the **vehicle** entrance to a garage also faces the **front lot line**, the entrance must be set back a minimum of 6.0 metres from the **front lot line**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(487) Exception RD 487

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(488) Exception RD 488

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(489) Exception RD 489

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (C) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(490) Exception RD 490

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **corner lot** the minimum **lot frontage** is 15.0 metres;

- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(491) Exception RD 491

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 30.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(492) Exception RD 492

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **corner lot** the minimum **lot frontage** is 17.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.2 metres;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The required **parking space** must be located in the **residential building** for and **lot** fronting on Rodda Blvd.; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(493) Exception RD 493

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(494) Exception RD 494

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;

- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 13 Pickford Rd., Schedule "C" Exception 89, of former City of Scarborough by-law 10327.

(495) Exception RD 495

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(496) Exception RD 496

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abut Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(497) Exception RD 497

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Kingston Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(498) Exception RD 498

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) If a **front lot line** abuts Kingston Rd. the minimum **building setback** from the front line is the greater of:
  - (i) 6.0 metres; or
  - (ii) 33 metres from the centreline of Kingston Rd.;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(499) Exception RD 499

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The required **parking space** must be located in the **residential building**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 49, of former City of Scarborough by-law 10327.

(500) Exception RD 500

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.5.40.70(1), "Front Yard Setback- Averaging", does not apply;
- (B) Despite Clauses 10.5.40.60 and 10.20.40.50, a porch, deck, exterior stairs, balcony, portico, cantilevered bay, bow, box, or dormer windows or similar structure, roof overhang, eave or roof of dormer window, chimney, pilaster and projecting columns may encroach into the required **front yard setback** and **rear yard setback** a maximum of 3 metres;
- (C) Despite Regulation 10.5.50.10(1)(D), a minimum of 63 percent of the **front yard landscaping**, not covered by a permitted **driveway**, must be **soft landscaping**;
- (D) Despite Clause 10.20.30.10, for each of the **lots** shown as parts on Diagram 6 of By-law 569-2013, the required minimum **lot area** is:
  - (i) 420 square metres for Lots 7 and 8; and
  - (ii) 500 square metres for Lots 5 and 6.
- (E) Despite Clause 10.20.30.20, the required minimum **lot frontage** is 16 metres for Lots 4 and 5 shown on Diagram 6 of By-law 569-2013;
- (F) Despite Clause 10.20.40.20, the permitted maximum **building length** is 23 metres;
- (G) Despite Clause 10.20.40.30, the permitted maximum **building depth** is 30 metres;
- (H) Despite Clause 10.20.40.70, the required minimum **building setbacks** are shown on Diagram 6 of By-law 569-2013; and
- (I) Despite Clause 10.20.40.10(6), the permitted maximum height of the **first floor** above **established grade** is 1.5 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from former City of North York Zoning By-law 7625. [ By-law: 164-2018 ]

(501) Exception RD 501

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from the **side lot line** is 1.2 metres;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres; [ By-law: 580-2017 ]
- (E) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(502) Exception RD 502

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres;

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.11(3) of the City of North York zoning by-law 7625 [ By-law: 559-2014 (OMB PL130592) ]

(503) Exception RD 503

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The following **lots** municipally known in 2010 as 168, 184, 186, 170, 172, 182, 174, 176 178 and 180 Lord Seaton Rd. are not eligible for the **front yard** averaging in regulation 10.5.40.70(1) and must instead have the following minimum **front yard setbacks**:
  - (i) 10.0 metres for 168,184,186 Lord Seaton Rd.;
  - (ii) 13.0 metres for 170,172,182 Lord Seaton Rd.; and
  - (iii) 14.0 metres for 174,176,178,180 Lord Seaton Rd.; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(504) Exception RD 504

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 15.0 metres; and
- (B) The minimum **building setback** from the **side lot line** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(505) Exception RD 505

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres; and
- (F) A detached garage is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(506) Exception RD 506

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the RD zone, a professional medical office and a dispensing pharmacy **ancillary** to the professional medical office is permitted if it is located within the **building** existing on the **lot** on June 1, 2006;
- (B) For the purpose of this By-law exception, professional medical office means the use of a **building** or part of a **building** for the consultation, diagnosis, surgical or therapeutic treatment of persons by not more than 6 members, at any one time, of the medical or dental professions, or individuals licensed under the Drugless Practitioners Act or the Regulated Health Professionals Act, 1991;
- (C) For the purpose of this By-law exception, dispensing pharmacy means a drug store where only medicines, drugs, and medical appliances or aids are compounded, dispensed or sold, but must not contain any other articles or goods that are sold or displayed for sale to the public;
- (D) The maximum **gross floor area** for a professional medical office and dispensing pharmacy is 342.0 square metres;
- (E) The maximum **gross floor area** for a dispensing pharmacy is 23.0 square metres;
- (F) For a professional medical office, the exterior design of the existing **building** must not be altered;
- (G) For a professional medical office, a parking area with a minimum of 18 **parking spaces** must be provided;
- (H) The parking area for a professional medical office must be buffered with a 3 metre wide **landscaping** strip along the south **lot line** and west **lot line**;
- (I) There must be no external signage with respect to the dispensing pharmacy; and
- (J) The lands must comply with exception 900.3.10 (975). [ By-law: 559-2014 (OMB PL130592) ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(507) Exception RD 507

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 40%;
- (B) The minimum **building setback** from the **side lot line** is 1.8 metres;
- (C) The maximum **building length** is 19.8 metres; and
- (D) The maximum **gross floor area** of all **buildings** is 399.47 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(508) Exception RD 508

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **rear lot line** is 6.5 metres;
- (E) The minimum **building setback** from a **lot line** that abuts the rail right-of-way is 30.0 metres;
- (F) The maximum **lot coverage** is 50%; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 451-2022 ]

(509) Exception RD 509

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **rear lot line** is 6.5 metres;
- (E) The maximum **lot coverage** is 50%; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(510) Exception RD 510

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
- (E) The maximum **lot coverage** is 50%; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(511) Exception RD 511

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 1.2 metres where the **side lot line** abuts Morningside Ave., Sewells Rd. or McLevin Rd.; and
  - (ii) 4.5 metres in all other cases; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(512) Exception RD 512

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 1.2 metres where the **side lot line** abuts Morningside Ave., Sewells Rd. or McLevin Rd.; and
  - (ii) 4.5 metres in all other cases;
- (E) The maximum **lot coverage** is 40%; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(513) Exception RD 513

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(514) Exception RD 514

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;

- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Ave.; and
  - (ii) 4.5 metres in all other cases;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(515) Exception RD 515

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (F) The maximum **lot coverage** is 40%; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(516) Exception RD 516

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(517) Exception RD 517

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres; and

- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(518) Exception RD 518

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 2.4 metres on one side and 1.2 metres on the other side;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(519) Exception RD 519

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 6.0 metres if the **main wall** facing the **street** also has an entrance to an area for the parking or storage of a **vehicle**; and
  - (ii) 4.5 metres on all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (E) On a **corner lot** the minimum **building setback** from a **side lot line** is:
  - (i) 3.0 metres where the **side lot line** abuts a **street**; and
  - (ii) 0.6 metres from any other **side lot line**;
- (F) The minimum **building setback** from a **rear lot line** is 6.5 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) The required **parking space** must be located in a **building**;
- (I) A cantilevered bay windows may project a maximum distance of 0.6 metres into any yards; and
- (J) The maximum height of a **building** or **structure** is 10.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(520) Exception RD 520

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 10.0 metres;
- (B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **lot line** that abuts the rail right-of-way is 30.0 metres;
- (E) The maximum **lot coverage** is 50%; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(521) Exception RD 521

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
- (E) The minimum **building setback** from a **rear lot line** is 15.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(522) Exception RD 522

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
- (E) The minimum **building setback** from a **rear lot line** is 10.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(523) Exception RD 523

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into that setback area;
- (E) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(524) Exception RD 524



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Finch Ave., Tapscott Rd. or the railway right-of-way is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(525) Exception RD 525

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., Tapscott Rd. or Washburn Way is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(526) Exception RD 526

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., Tapscott Rd., or Milner Ave. is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(527) Exception RD 527

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) The minimum **building setback** from a **lot line** that abuts Sheppard Ave., Neilson Rd., Tapscott Rd. and Washburn Way is 7.5 metres;

- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(528) Exception RD 528

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The required **parking space** must be located in a **building**; and
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(529) Exception RD 529

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area; and
- (C) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(530) Exception RD 530

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (G) The required **parking space** must be located in the **residential building**; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(531) Exception RD 531

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;

- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(532) Exception RD 532

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern St. is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (G) The required **parking space** must be located in the **residential building**; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(533) Exception RD 533

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern St. is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(534) Exception RD 534

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (E) Nothing may encroach into a required **side yard**;
- (F) The required **parking space** must be located in a **building**; and
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(535) Exception RD 535

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.0 meters;
- (E) The maximum **lot coverage** is 50%;
- (F) Nothing may encroach into a required **side yard**;
- (G) The required **parking space** must be located in a **building**;
- (H) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (I) **Lot Number 8** must comply with the requirements for a **corner lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(536) Exception RD 536

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(537) Exception RD 537

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the RD zone, a **private school** and one **dwelling unit** is permitted if:
  - (i) the maximum **gross floor area** is not greater than 3,112 square metres;
  - (ii) the maximum height of the **building** is the lesser of 9.5 metres and two **storeys**;
  - (iii) the minimum **front yard setback** is 7.5 metres;
  - (iv) the minimum **building setback** from a **lot line** is:
    - (a) 5.0 metres if it is the east **side lot line**;
    - (b) 8.0 metres if it is the west **side lot line**; and
    - (c) 3.0 metres if it is the southwest **side lot line**; and
  - (v) the minimum **rear yard setback** is 27.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(538) Exception RD 538

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** 43%;
- (B) The minimum **building setback** from the **side lot line** is 1.8 metres;
- (C) The minimum **rear yard setback** is 6.1 metres; and
- (D) The minimum **front yard setback** is 3.81 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(539) Exception RD 539

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **side lot line** is 1.8 metres;
- (B) The minimum **rear yard setback** is 1.85 metres; and
- (C) The minimum **front yard setback** is 3.96 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(540) Exception RD 540

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (G) The minimum **building setback** from a **lot line** that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 13, of former City of Scarborough by-law 16762.

(541) Exception RD 541

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only; and
- (H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(542) Exception RD 542

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **front lot line** that abuts a **street** is 4.5 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.6 metres on the other side; and
- (H) The maximum **building** height is the lesser of 11.0 metres or 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(543) Exception RD 543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(544) Exception RD 544

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(545) Exception RD 545

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) The maximum **lot coverage** is 50%;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(546) Exception RD 546

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 50%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only; and
- (E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(547) Exception RD 547

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(548) Exception RD 548

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(549) Exception RD 549

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(550) Exception RD 550

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (C) The minimum **building setback** from a **lot line** that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(551) Exception RD 551

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (C) The minimum **building setback** from a **lot line** that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(552) Exception RD 552

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(553) Exception RD 553

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;



- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(554) Exception RD 554

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **side yard setback** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(555) Exception RD 555

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(556) Exception RD 556

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 9.0 metres;
- (B) The minimum **lot area** is 306 square metres;
- (C) On a **corner lot** the minimum **lot frontage** is 13.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 5, of former City of Scarborough By-law 16762. [ By-law: 801-2020 ]

(557) Exception RD 557

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **lot line** that abuts McNicoll Ave. is 7.5 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(558) Exception RD 558

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(559) Exception RD 559

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Regulation 10.20.40.70(3), the minimum required **side yard setback**:
  - (i) for **lots** with a **lot frontage** of less than 15.0 metres, is 0.9 metres for one **side yard setback** and 1.2 metres for the other **side yard setback**; and
  - (ii) for **lots** with a **lot frontage** of 15.0 metres and greater, is 1.5 metres for each **side yard setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 644-2018 ]

(560) Exception RD 560

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Warden Ave.;
  - (ii) 6.0 metres where the **rear lot line** also abuts a **street**; and
  - (iii) 5.1 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(561) Exception RD 561

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **front lot line** that abuts a **street** is 5.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(562) Exception RD 562

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(563) Exception RD 563

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **front lot line** is 3.5 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.6 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (G) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
- (H) The minimum **building setback** from a **rear lot line** is 7.0 metres;
- (I) The maximum height of a **building** or **structure** is the lesser of 11.0 metres or 3 **storeys**;
- (J) A minimum of 40% of the **front yard** must be used for **soft landscaping**; and
- (K) The minimum **building setback** from a **rear lot line** is 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(564) Exception RD 564

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **front lot line** is 3.5 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.6 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (G) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
- (H) The minimum **building setback** from a **rear lot line** is 5.5 metres;
- (I) The maximum height of a **building** or **structure** is the lesser of 11.0 metres or 3 **storeys**; and
- (J) A minimum of 25% of the **front yard** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 451-2022 ]

(565) Exception RD 565

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **front lot line** is 3.5 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.6 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (G) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
- (H) The minimum **building setback** from a **rear lot line** is 7.0 metres;
- (I) A minimum of 40% of the **front yard** must be used for **soft landscaping**; and
- (J) The minimum **building setback** from a **rear lot line** is 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(566) Exception RD 566

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **lot coverage** is 50%;
- (D) The minimum **building setback** from a **front lot line** is 3.5 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.6 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (G) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
- (H) The minimum **building setback** from a **rear lot line** is 7.0 metres;
- (I) The maximum height of a **building** or **structure** is the lesser of 11.0 metres or 3 **storeys**;
- (J) A minimum of 25% of the **front yard** must be used for **soft landscaping**; and
- (K) The minimum **building setback** from a **rear lot line** is 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(567) Exception RD 567

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into that setback area;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The maximum **lot coverage** is 50%;
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(568) Exception RD 568

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into that setback area;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The maximum **lot coverage** is 50%; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(569) Exception RD 569

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The maximum **lot coverage** is 50%; and
- (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(570) Exception RD 570

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(571) Exception RD 571

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(572) Exception RD 572

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) A swimming pool is permitted in the **street yard** if it is a minimum of 0.9 metres from a **lot line** that abuts the **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(573) Exception RD 573

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the RD zone, a children's mental health centre is permitted; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(574) Exception RD 574

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (B) The maximum **lot coverage** is 40%; and
- (C) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(575) Exception RD 575

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.2 metres;
- (C) The maximum **lot coverage** is 45%; and
- (D) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(576) Exception RD 576

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The maximum **lot coverage** is 40%;
- (F) An attached or detached garage is contain not more than 3 **parking spaces**; and
- (G) The maximum **building** height and the maximum number of **storeys** for each **lot** is the actual **building** height and number of **storeys lawfully existing** on each **lot** on the date of the enactment of this by-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(577) Exception RD 577

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **lot** that fronts on Sheppard Ave. the minimum **lot frontage** is measured 9.0 metres from the **front lot line**;
- (B) The minimum **building setback** from a **front lot line** is the greater of:
  - (i) 6.0 metre; or
  - (ii) 24.0 metres, measured from the original centreline of Sheppard Ave.;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(578) Exception RD 578

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The maximum **lot coverage** is 50%;
- (D) The maximum **building** height is 9.5 metres; and
- (E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(579) Exception RD 579

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (B) The minimum **building setback** from a **front lot line** is 9.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) For the **lot** municipally known as 10126 Sheppard Ave. E., Schedule "C" Exception 35, of former City of Scarborough by-law 15907; and
- (B) For the lands located adjacent and to the rear of 33 and 35 Boywood Lane, Schedule "C" Exception 46, of former City of Scarborough by-law 15907.

(580) Exception RD 580

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (B) The minimum **building setback** from the northerly **lot line** is 10.0 metres for any **building** or **structure** above or below grade;
- (C) The maximum **lot coverage** is 40%; and
- (D) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(581) Exception RD 581

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (B) The maximum **lot coverage** is 40%; and
- (C) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(582) Exception RD 582

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The maximum **lot coverage** is 40%; and
- (G) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(583) Exception RD 583

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;



- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The maximum **lot coverage** is 40%; and
- (E) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(584) Exception RD 584

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Sheppard Ave. is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(585) Exception RD 585

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Sheppard Ave. is 9.0 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from the **rear lot line** is 10.0 metres for any **building** or **structure** above or below grade;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The maximum **lot coverage** is 40%; and
- (H) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(586) Exception RD 586

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The maximum **lot coverage** is 50%; and
- (E) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(587) Exception RD 587

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (E) The maximum height of a **building** is 12.5 metres; and
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(588) Exception RD 588

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(589) Exception RD 589

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) An attached or detached garage is contain not more than 3 **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(590) Exception RD 590

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum **lot coverage** is 50%;

- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(591) Exception RD 591

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(592) Exception RD 592

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 163.7 metres and the elevation of the highest point of the **building**;
- (B) Despite regulation 10.20.40.20(1), the permitted maximum **building length** is 19.0 metres;
- (C) Despite clauses 10.5.40.70 and 10.20.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1336-2018(LPAT);
- (D) Despite regulations 10.5.40.50(2) and 10.5.40.60(1)(C), a porch, deck, balcony or similar **structure** may encroach into a required **building setback** a maximum of 4.2 metres;
- (E) Despite regulation 10.5.100.1(1)(C), the permitted maximum **driveway** width is 6.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1336-2018 ]

(593) Exception RD 593

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The following regulations and clauses do not apply to a **transportation use**: 10.20.30.10, 10.20.40.70, 10.5.40.70(1), and 10.20.40.10(6);
- (B) Despite Clause 80.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (C) Despite 80.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1115-2018 ]

(594) Exception RD 594

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (B) The minimum **building setback** from a **lot line** that abuts Generation Blvd. is 7.5 metres;

- (C) The maximum **lot coverage** is 50%; and
- (D) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(595) Exception RD 595

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 971, 973, 975, 977 and 979 Warden Avenue, if the requirements of Section 5 and Schedule A of By-law 811-2018 are complied with, a **building** or **structure** is permitted if it complies with the following regulations;
- (B) For the purpose of this exception, for parcels 1-19 and parcels 24-26 the **front lot line** is the shortest **lot line** abutting the Private Road and for parcels 20-23 the **front lot line** is the **lot line** closest to Warden Avenue as identified on Diagram 3 of By-law 811-2018;
- (C) For the purpose of this exception, **established grade** for a **lot/parcel** as identified on Diagram 3 of By-law 811-2018, is as follows:
  - (i) 165.7 metres for lot/parcel 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11;
  - (ii) 165.1 metres for lot/parcel 12, 13, 14, 15, 16, 17 and 18;
  - (iii) 163.7 metres for lot/parcel 19;
  - (iv) 164.3 metres for lot/parcel 20, 21, 22 and 23; and
  - (v) 165.4 metres for lot/parcel 24, 25 and 26
- (D) The permitted maximum height of a **building** or **structure** is 10.5 metres and 3 **storeys**, excluding **basements**, and shall be measured from **established grade**;
- (E) For **lot/parcel** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 no part of a **building** or **structure** may penetrate a 45 degree **angular plane** projected over the **lot/parcel** from the highest point of ground along the entire length of the **rear lot line** for that **lot/parcel**;
- (F) For the purpose of this exception, for a **detached house**, all waste and **recyclable material** must be stored in a wholly enclosed **building**;
- (G) Despite regulation 5.10.30.1(1)(B), all Municipal water mains and Municipal sewers, and their appurtenances are installed and operational;
- (H) Despite regulation 10.5.50.10(1), the space between the front **main wall** of a **building** and a **front lot line**, not covered by a permitted **driveway**, permitted platform and a maximum 1.2 metre wide walkway, must be maintained as **soft landscaping**;
- (I) Despite regulations 10.20.30.10(1) the minimum **lot area** for each **lot/parcel**, as identified on Diagram 3 of By-law 811-2018, is:
  - (i) **Lot/Parcel** 1, 245 square metres;
  - (ii) **Lot/Parcel** 2, 235 square metres;
  - (iii) **Lot/Parcel** 3, 240 square metres;
  - (iv) **Lot/Parcel** 4, 240 square metres;
  - (v) **Lot/Parcel** 5, 250 square metres;
  - (vi) **Lot /Parcel** 6, 390 square metres;
  - (vii) **Lot /Parcel** 7, 370 square metres;
  - (viii) **Lot /Parcel** 8, 240 square metres;
  - (ix) **Lot /Parcel** 9, 235 square metres;
  - (x) **Lot /Parcel** 10, 235 square metres;
  - (xi) **Lot /Parcel** 11, 345 square metres;
  - (xii) **Lot /Parcel** 12, 290 square metres;
  - (xiii) **Lot /Parcel** 13, 195 square metres;
  - (xiv) **Lot /Parcel** 14, 15, 16 and 17, 195 square metres;
  - (xv) **Lot /Parcel** 18, 190 square metres;
  - (xvi) **Lot /Parcel** 19, 250 square metres;
  - (xvii) **Lot /Parcel** 20, 170 square metres;
  - (xviii) **Lot /Parcel** 21 and 22, 180 square metres;

- (xix) **Lot** /Parcel 23, 185 square metres;
  - (xx) **Lot**/Parcel 24, 195 square metres;
  - (xxi) **Lot** /Parcel 25, 200 square metres; and
  - (xxii) **Lot** /Parcel 26, 205 square metres;
- (J) Despite regulations 10.20.30.20(1) the minimum **lot frontage** for each **lot**/parcel, as identified on Diagram 3 of By-law 811-2018, is:
- (i) **Lot**/Parcel 1, 11.0 metres;
  - (ii) **Lot**/Parcel 2, 3 and 4, 10.7 metres;
  - (iii) **Lot**/Parcel 5, 5.3 metres;
  - (iv) **Lot**/Parcel 6 and 7, 4.8 metres;
  - (v) **Lot** /Parcel 8, 6.4 metres;
  - (vi) **Lot** /Parcel 9, 10.7 metres;
  - (vii) **Lot** /Parcel 10, 8.6 metres;
  - (viii) **Lot**/Parcel 11, 6.4 metres;
  - (ix) **Lot** /Parcel 12, 4.0 metres;
  - (x) **Lot** /Parcel 13, 5.8 metres;
  - (xi) **Lot** /Parcel 14, 15, 16 and 17, 8.3 metres;
  - (xii) **Lot** /Parcel 18, 6.2 metres;
  - (xiii) **Lot** /Parcel 19, 7.4 metres;
  - (xiv) **Lot** /Parcel 20, 21 and 22, 8.9 metres;
  - (xv) **Lot** /Parcel 23, 9.4 metres;
  - (xvi) **Lot** /Parcel 24 and 25, 8.3 metres; and
  - (xvii) **Lot** /Parcel 26, 7.9 metres;
- (K) Despite regulation 10.20.30.40(1), the maximum **lot coverage** for each **lot**/parcel, as identified on Diagram 3 of by-law 811-2018, is:
- (i) **Lot**/Parcel 1, 2, 3, 4, 5, and 6, 39 percent
  - (ii) **Lot**/Parcel 7, 8, 9, 10, and 11, 41 percent
  - (iii) **Lot**/Parcel 12, 13, 14, 15, 16, 17, and 18, 46 percent
  - (iv) **Lot**/Parcel 19, 35 percent
  - (v) **Lot**/Parcel 20, 21, 22, 23, 46 percent
  - (vi) **Lot**/Parcel 24, 25, 26, 43 percent
- (L) Despite regulation 10.20.40.10 Height (2) (A) and (B) shall not apply;
- (M) Despite clause 10.20.40.70, the minimum required **building setbacks** are shown on Diagram 3 of By-law 811-2018;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 811-2018 ]

(596) Exception RD 596

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **rear lot line** is 1.2 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The maximum **lot coverage** is 40%; and

(H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(597) Exception RD 597

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 6.4 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres; and
- (C) The maximum **lot coverage** is 55%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(598) Exception RD 598

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The maximum **lot coverage** is 50%; and
- (E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(599) Exception RD 599

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Braymore Blvd. or Dean Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **rear lot line** is 1.2 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (I) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(600) Exception RD 600

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;

- (D) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(601) Exception RD 601

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The maximum **lot coverage** is 50%; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(602) Exception RD 602

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.6 metres on the other side;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The maximum **lot coverage** is 45%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) The maximum height is the lesser of 10.0 metres and 2 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(603) Exception RD 603

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.6 metres on the other side;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The maximum **lot coverage** is 45%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) The maximum height is the lesser of 10.0 metres and 2 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(604) Exception RD 604

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The maximum **lot coverage** is 50%; and
- (E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(605) Exception RD 605

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The maximum **lot coverage** is 40%; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(606) Exception RD 606

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side and nothing may encroach into that setback area;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (D) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(607) Exception RD 607

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is 4.5 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The maximum **lot coverage** is 40%; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(608) Exception RD 608



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is 4.5 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The maximum **lot coverage** is 40%; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(609) Exception RD 609

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Braymore Blvd. or Dean Rd.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The maximum **lot coverage** is 40%; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(610) Exception RD 610

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side, 0.5 metres on the other side;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) The maximum **lot coverage** is 55%; and
- (E) The maximum height of a **building** or **structure** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(611) Exception RD 611

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum **gross floor area** of all **buildings** on the **lot**, excluding the **gross floor area** of any **basements**, must not exceed 40% of the area of the **lot**;
- (D) The required **parking space** must be located in the **residential building**; and

(E) In addition to the uses permitted in the zone, a **kenel** and a **veterinary hospital** are permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(612) Exception RD 612

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres; and
- (C) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(613) Exception RD 613

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (B) These lands must comply with exception 900.3.10(1462).
- (C) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Lawrence Avenue East. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(614) Exception RD 614

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(615) Exception RD 615

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 7.5 metres
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(616) Exception RD 616

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (C) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(617) Exception RD 617

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The required **parking space** must be located in a **building**;
- (E) The maximum **lot coverage** for two- **storey buildings** is 43% of the area of the **lot** and the maximum **lot coverage** for one- **storey buildings** and one and one-half **storey buildings** is 50% of the area of the **lot**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(618) Exception RD 618

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The required **parking space** must be located in a **building**;
- (E) The maximum **lot coverage** for two- **storey buildings** is 43% of the area of the **lot** and the maximum **lot coverage** for one- **storey buildings** and one and one-half **storey buildings** is 50% of the area of the **lot**;
- (F) These lands must comply with exception 900.3.10(1462); and
- (G) The minimum **building setback** from an open space zone is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(619) Exception RD 619

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and:
  - (i) if a **parking space** is located within the **residential building**, 1.2 metres on the other side; and
  - (ii) in all other cases 3.0 metres on the other side;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;

- (D) The maximum **lot coverage** is 33%;
- (E) The minimum **lot frontage** is to be measured 7.5 metres from the **front lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(620) Exception RD 620

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(621) Exception RD 621

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 0.6 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (H) The maximum **lot coverage** is 50%; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(622) Exception RD 622

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The required **parking space** must be located in a **building**;
- (C) An attached garage must be set back a minimum of 1.0 metres from a **side lot line** that does not abut a **street** and nothing may encroach into that setback area; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(623) Exception RD 623

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.5 metres;
- (E) An attached garage must be set back a minimum of 1.0 metres from a **side lot line** that does not abut a **street** and nothing may encroach into that setback area;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(624) Exception RD 624

The lands or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into the required **building setback**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) The required **parking space** must be in a **building**;
- (F) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The maximum **floor space index** for a **lot** with a **dwelling unit** in a permitted **building** type is 0.55 times the **lot area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1124-2018 ]

(625) Exception RD 625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.6 metres and nothing may encroach into that setback area;
- (B) The required **parking space** must be located in the **residential building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(626) Exception RD 626

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and:
  - (i) If a **parking space** is located within the **residential building**, 1.2 metres on the other side; and
  - (ii) in all other cases 3.0 metres on the other side;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(627) Exception RD 627

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 0.6 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 0.9 metres if the **lot frontage** is 12.0 metres or more and less than 13.0 metres; and
  - (iii) 1.2 metres if the **lot frontage** is 13.0 metres or more;
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in the **residential building**;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(628) Exception RD 628

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 0.6 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 0.9 metres if the **lot frontage** is 12.0 metres or more and less than 13.0 metres; and
  - (iii) 1.2 metres if the **lot frontage** is 13.0 metres or more;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger;
- (E) The maximum **lot coverage** is 50% if the **lot area** is less than 438 square metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(629) Exception RD 629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is:
  - (i) 0.6 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 0.9 metres if the **lot frontage** is 12.0 metres or more and less than 13.0 metres; and
  - (iii) 1.2 metres if the **lot frontage** is 13.0 metres or more;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger;

- (C) The maximum **lot coverage** is 50% if the **lot area** is less than 438 square metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(630) Exception RD 630

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (F) The maximum height of the **residential building** is the lesser of 2 **storeys** or 9.0 metres;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(631) Exception RD 631

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(632) Exception RD 632

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.6 metres on the side with the garage and 1.2 metres on the other side;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The maximum height of a the **building** is:
  - (i) 10.0 metres for any portion of the **building** within 14.0 metres of a **rear lot line**; and
  - (ii) in all other cases the lesser of 11.0 metres or 3 **storeys**;

- (H) The required **parking space** must be located in a **building**;
- (I) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(633) Exception RD 633

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (E) The maximum height of a **building** is the lesser of 14.5 metres or 3 **storeys**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(634) Exception RD 634

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) An attached garage must be set back a minimum of 1.0 metres from a **side lot line** that does not abut a **street**;
- (C) The required **parking space** must be located in a **building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(635) Exception RD 635

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.6 metres on the side with the garage and 1.2 metres on the other side;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The maximum height of a the **building** is the lesser of 11.0 metres or 3 **storeys**;
- (H) The required **parking space** must be located in a **building**;
- (I) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(636) Exception RD 636



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 1.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.6 metres on the side with the garage and 1.2 metres on the other side;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The maximum height of a the **building** is the lesser of 11.0 metres or 3 **storeys**;
- (H) The required **parking space** must be located in a **building**;
- (I) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 3.5 metres from a **lot line** that abuts a **street**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(637) Exception RD 637

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 1.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.6 metres on the side with the garage and 1.2 metres on the other side;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The maximum height of a the **building** is:
  - (i) 10.0 metres for any portion of the **building** within 14.0 metres of a **rear lot line**; and
  - (ii) in all other cases the lesser of 11.0 metres or 3 **storeys**;
- (H) The required **parking space** must be located in a **building**;
- (I) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 3.5 metres from a **lot line** that abuts a **street**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(638) Exception RD 638

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.5.40.70(1) "Front Yard Setback-Averaging", does not apply;
- (B) Despite clause 10.20.30.10, for each of the **lots** shown on Diagram 5 attached to By-law 1141-2018, the required minimum **lot area** is:
  - (i) 361 square metres for lot 1;
  - (ii) 266 square metres for lots 2-13;
  - (iii) 350 square metres for lot 14;
  - (iv) 312 square metres for lot 15;
  - (v) 265 square metres for lot 16; and

- (vi) 263 square metres for lots 17-19;
- (C) Despite clause 10.20.30.20, for each of the **lots** shown on Diagram 5 attached to By-law 1141-2018, the required minimum **lot frontage** is:
  - (i) 13 metres for lot 1; and
  - (ii) 9 metres for lots 2-13 and 15-19;
- (D) Despite clause 10.20.40.40, for each of the **lots** shown on Diagram 5 attached to By-law 1141-2018, the permitted maximum **floor space index** is:
  - (i) 0.58 for Lot 1;
  - (ii) 0.71 for lots 2-13 and 16;
  - (iii) 0.6 for lot 14;
  - (iv) 0.61 for lot 15; and
  - (v) 0.72 for lots 17-19;
- (E) Despite regulation 10.20.40.70 (2), for each of the **lots** shown on Diagram 5 attached to By-law 1141-2018, the required minimum **rear yard setback** is:
  - (i) 8 metres for lots 1-3, 7, 8, and 12-14;
  - (ii) 7.6 metres for lots 4-6 and 9-11; and
  - (iii) 7.8 metres for lots 15-19;
- (F) Despite regulation 10.20.40.70 (3) and regulation 10.20.40.70 (6), for each of the **lots** shown on Diagram 5 attached to By-law 1141-2018, the required minimum **side yard setback** is:
  - (i) 0.9 metres on one side only and 4.2 metres on the other side for lot 1; and
  - (ii) 0.9 metres on one side only and 3 metres on the other side for lot 14;
- (G) Despite regulation 10.20.40.70(1), for each of the **lots** shown on Diagram 5 attached to By-law 1141-2018, the required minimum **front yard setback** is:
  - (i) 5.4 metres from the second **storey** for lots 1-3, 7, 8, 12-14 and 16-19; and
  - (ii) 5.9 metres from the second **storey** for lots 4-6 and 9-11;
- (H) Despite regulation 10.5.50.10(1)(D), for each of the **lots** shown on Diagram 5 attached to By-law 1141-2018, the required minimum **front yard soft landscaping** is:
  - (i) 64 percent for lots 1 and 14;
  - (ii) 52 percent for lots 2, 3, 7, 8, 12, 13 and 16-19;
  - (iii) 53 percent for lots 4-6 and 9-11; and
  - (iv) 66 percent for lot 15.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1141-2018 ]

(639) Exception RD 639

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.6 metres;
- (B) The maximum **lot coverage** is 50%;
- (C) The required **parking space** must be located in the **residential building**;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(640) Exception RD 640

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.6 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(641) Exception RD 641

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.6 metres and nothing may encroach into that setback area;
- (B) The minimum **building setback** from a **rear lot line** is 4.5 metres;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in a **building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(642) Exception RD 642

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is:
  - (i) 0.6 metres if the **lot frontage** is less than 12.0 metres;
  - (ii) 0.9 metres if the **lot frontage** is 12.0 metres or more and less than 13.0 metres; and
  - (iii) 1.2 metres if the **lot frontage** is 13.0 metres or more;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger;
- (C) The maximum **lot coverage** is 50% if the **lot area** is less than 438 square metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(643) Exception RD 643

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.50(4)(A) the level of the floor of a platform attached to or within 0.3 metres of a front **main wall** may be no higher than the level of the floor from which it gains access;
- (B) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;

- (C) Despite clause 10.5.40.60 the following may encroach into the required minimum **building setbacks** if they are no closer to a **lot** line than 0.3 metres, as follows:
- (i) chimney breasts, pilasters and decorative columns a maximum of 0.5 metres;
  - (ii) roof overhang, cantilevered elements, canopies, eaves and porticoes a maximum of 1.0 metres;
  - (iii) balconies and unenclosed porches may encroach into the **front yard** or **rear yard setback** a maximum of 1.85 metres;
  - (iv) first storey cantilevered bay, bow, box, or dormer windows located on the first storey of the **building** may encroach a maximum of 1.0 metres, and a maximum of 0.65 metres where the required **setback** is 1.5 metres or less;
  - (v) cantilevered bay, bow, box, or dormer windows located above the first **storey** of the **building** may encroach a maximum of 0.5 metres; and
  - (vi) decks may encroach into the **rear yard setback** a maximum of 3.5 metres;
- (D) Despite regulation 10.5.50.10(1), a minimum of 45 percent of the **front yard** must be **landscaping** and a minimum of 65 percent of the required **front yard landscaping** must be **soft landscaping**;
- (E) Despite regulation 10.5.80.40(3)(B), **vehicle** access to a **parking space** on a **corner lot** is not required to be from a flanking **street**;
- (F) Despite regulation 10.5.100.1(1), a **driveway** that is in the **front yard** or passes through the **front yard** may have the following dimensions in the **front yard**:
- (i) a minimum width of 2.6 metres for lots 1 to 13 and 16 to 31;
  - (ii) a minimum width of 2.0 metres for lots 14 and 15; and
  - (iii) a maximum width of 4.2 metres;
- (G) Despite Clause 10.20.30.10, for each of the **lots** shown as parts on Diagram 7 attached to By-law 1109-2018, the required minimum **lot area** is :
- (i) 225 square metres for lots 2 to 12 and 17 to 30;
  - (ii) 300 square metres for lots 1 and 31; and
  - (iii) 340 square metres for lots 13 to 16;
- (H) Despite regulation 10.20.30.20(1), the required minimum **lot frontage** for each **lot** shown on Diagram 7 attached to By-law 1109-2018 is:
- (i) 5.0 metres for lots 13 to 16;
  - (ii) 8.3 metres for lots 2 to 12 and 17 to 30; and
  - (iii) 10.0 metres for lots 1 and 31;
- (I) Despite regulation 10.20.40.10(1), the permitted maximum height on **lots** 15 to 20 as shown on Diagram 7 attached to By-law 1109-2018 is 10.5 metres and 3 **storeys**;
- (J) Despite regulation 10.20.40.10(4), the permitted maximum height for a **detached house** with a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50 percent of the total horizontal roof area, is 10.5 metres and 3 **storeys** and regulation 10.20.40.10(2) does not apply;
- (K) Despite regulation 10.20.40.10(5), parapets may project above the permitted maximum height for a **building** by 0.5 metres;
- (L) Despite regulation 10.20.40.10(6), the permitted maximum height of the first floor above **established grade** is 2.0 metres;
- (M) Despite Clause 10.20.40.20, the permitted maximum **building length** is 21.0 metres;
- (N) Despite clause 10.20.40.30, the permitted maximum **building depth** for each of the **lots** as shown on Diagram 7 attached to By-law 1109-2018 is:
- (i) 21.0 metres for lots 1 to 12 and 16 to 31; and
  - (ii) 25.0 metres for lots 13 to 15;
- (O) Despite regulation 10.20.40.50(1), there may be no more than a total of four platforms, and no more than two on each of the front, rear and each side of the **detached house**, and the maximum area of each platform is 8.0 square metres for Lots 1-14 and 21-31 on Diagram 7, and the maximum area of each platform on the rear side of the **detached house** is 4.0 square metres for Lots 15-20 on Diagram 7;

(P) Despite Clause 10.20.40.70, the required minimum **building setbacks** are as follows for the **lots** shown on Diagram 7 of By-law 1109-2018:

(i) Lots 1 to 14 and 22 to 31:

- (a) **Front yard setback**-3.0 metres, except that the minimum **front yard setback** is 5.6 metres to the **main wall** containing vehicular access to a garage;
- (b) **Side yard setback**-3.0 metres where the side **lot** line abuts Patricia Avenue, otherwise the minimum **side yard setback** is 0.6 metres;
- (c) **Rear yard setback** – 7.0 metres;

(ii) Lots 15 to 20:

- (a) **Front yard setback** – 3.0 metres, except that the minimum **front yard setback** is 5.6 metres to the **main wall** containing vehicular access to a garage;
- (b) **Side yard setback** – 0.6 metres;
- (c) **Rear yard setback** – 7.5 metres;

(iii) Lot 21:

- (a) **Front yard setback** – 3.0 metres, except that the minimum **front yard setback** is 5.6 metres to the **main wall** containing vehicular access to a garage;
- (b) **Side yard setback** – 2.0 metres where the side **lot line** abuts a **street**, otherwise the minimum **side yard setback** is 0.6 metres;
- (c) **Rear yard setback** – 7.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1109-2018 ]

**(644) Exception RD 644**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is:

- (i) 0.6 metres if the **lot frontage** is less than 12.0 metres;
- (ii) 0.9 metres if the **lot frontage** is 12.0 metres or more and less than 13.0 metres; and
- (iii) 1.2 metres if the **lot frontage** is 13.0 metres or more;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 3.0 metres if the **lot frontage** is less than 12.0 metres; and
- (ii) 3.5 metres if the **lot frontage** is 12.0 metres or larger;

(C) The maximum **lot coverage** is 50% if the **lot area** is less than 438 square metres;

(D) The required **parking space** must be located in the **residential building**;

(E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(645) Exception RD 645**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For the purpose of calculating setbacks and establishing internal lot orientation, the **front lot line** is the shortest **lot line** which divides the **lot** from a private road as shown on Diagram 3 of By-law 1201-2018;

(B) A maximum of 8 **dwelling units** are permitted;

- (C) **Lot frontage** is measured on the **lot** 4.5 metres from the **front lot line**;
- (D) Despite regulation 10.5.80.40 (3), access to the **parking space** must be from the private road and across the **front lot line**;
- (E) Despite regulation 10.5.40.60 (1), (2) and (3), a balcony, steps, unenclosed porch and canopy may encroach into the required minimum front **yard setback** or **rear yard setback**, as shown on Diagram 3 of By-law 1201-2018; a maximum of 1.8 metres;
- (F) Despite regulation 10.5.100.1 (1), the required minimum **driveway** width is 2.6 metres;
- (G) Despite regulation 200.5.1.10 (2), the required **parking space** must have a minimum width of 3.0 metres;
- (H) The total **interior floor area** inside a **parking garage**, including an area of the **parking space(s)** and for the storage of waste and recycling must be provided as follows:
  - (i) a minimum area of 19.8 square metres if there is one **parking space**; and
  - (ii) a minimum area of 39.6 square metres if there are two **parking spaces**;
- (I) Despite 10.5.40.40(3)(C) the **interior floor area** of a **parking garage** as required in (H) above, is excluded from the calculation of **gross floor area** of a **detached house**;
- (J) Despite regulation 10.20.40.10 (1), the permitted maximum height of a **building** or **structure** is 11.0 metres;
- (K) Despite regulation 10.20.40.10 (3), the permitted maximum number of **storeys** is 2;
- (L) Despite regulation 10.5.40.10 (1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 117 metres and the highest point of a **building**;
- (M) Despite regulation 10.5.50.10(1)(B), a minimum of 35 percent of the **front yard** on each lot shown on Diagram 3 of By-law 1201-2018; must be **landscaping**;
- (N) Despite regulation 10.5.50.10(1)(D), a minimum of 70 percent of the **front yard landscaping** must be maintained as **soft landscaping**;
- (O) Despite regulations 10.20.30.20(1) the minimum **lot frontage** for each **lot**, as shown on Diagram 3 of By-law 1201-2018; is:
  - (i) **Lots/Parcels** 1, 2, 3 and 4 10 metres;
  - (ii) **Lot/Parcel** 5 9.5 metres;
  - (iii) **Lots/Parcels** 6 and 7 9.0 metres;
  - (iv) **Lot** 8/Parcel 8.5 metres;
- (P) Despite regulation 10.20.30.10(1), the minimum **lot area** for each **lot**, as shown on Diagram 3 of By-law 1201-2018; is:
  - (i) **Lots/Parcel** 1, 2, 3 and 4 265 square metres;
  - (ii) **Lot/Parcel** 5 260 square metres;
  - (iii) **Lots/Parcel** 6 and 7 270 square metres;
  - (iv) **Lot/Parcel** 8 360 square metres;
- (Q) Despite clause 10.20.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 1201-2018;
- (R) Despite regulation 10.20.30.40 (1), the permitted maximum **lot coverage** is 45 percent; and
- (S) Despite regulation 5.10.30.1(1)(B), all Municipal water mains and Municipal sewers, and their appurtenances are installed and operational.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1201-2018 ]

(646) Exception RD 646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;

- (E) The minimum **building setback** from a **rear lot line** is 10.0 metres;
- (F) The maximum height of a **building** is 12.5 metres;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (H) within the required **rear yard setback** a **building** or **structure** on or below grade is not permitted; and
- (I) An **ancillary structure** located in the **rear yard** may not exceed a **gross floor area** of 10 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(647) Exception RD 647

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (C) The maximum height of a **building** is 12.5 metres; and
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(648) Exception RD 648

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (C) The maximum height of a **building** is the lesser of 14.5 metres or 3 **storeys**; and
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(649) Exception RD 649

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (E) The maximum height of a **building** is 12.5 metres; and
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(650) Exception RD 650

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted in the RD zone, a veterinary office is permitted, if:

- (i) there is no boarding of animals; and
- (ii) a minimum of 8 **parking spaces** are provided.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(651) Exception RD 651

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** are:
  - (i) for 1 Liberato Ct. 2.7 metres from the west **lot line** and 0.25 metres from the east **lot line**;
  - (ii) for 3 Liberato Ct. 2.5 metres from the **rear lot line**;
  - (iii) for 102 Codsell Ave. 1.2 metres from the east **lot line**; and
  - (iv) for 98 Codsell Ave. the minimum **lot frontage** is 14.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(652) Exception RD 652

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 3000, 3004, 3008, 3012 and 3020 Kennedy Road, if the requirements of Section 6 and Schedule A of By-law 1156-2018 are complied with, a **building, structure**, addition or enlargement may be erected or used in compliance with (B) to (K) below;
- (B) Despite regulation 10.20.30.10(1) the required minimum **lot area** for the following **lots** shown on Diagram 3 attached to By-law 1156-2018, are:
  - (i) lot 1 372 square metres;
  - (ii) lot 2 338 square metres;
  - (iii) lot 3 476 square metres;
  - (iv) lot 4 438 square metres;
  - (v) lot 20 244 square metres;
  - (vi) lot 21 300 square metres;
  - (vii) lot 22 359 square metres;
  - (viii) lot 34 336 square metres;
  - (ix) lot 35 200 square metres;
  - (x) lots 36 and 37 205 square metres;
  - (xi) lots 38-40 206 square metres;
  - (xii) lot 41 207 square metres;
  - (xiii) lot 42 199 square metres; and
  - (xiv) for all other lots 255 square metres;
- (C) Despite regulation 10.20.40.40(1) the permitted maximum floor space index for the following **lots** shown on Diagram 3 attached to By-law 1156-2018, are:
  - (i) lots 20 and 23 1.1;
  - (ii) lots 3, 4, 19, 21 and 22 1.0;
  - (iii) lots 2, 38 and 42 1.3; and
  - (iv) for all other lots 1.2;
- (D) Despite regulation 10.20.30.20(1) the required minimum **lot frontage** for the following **lots** shown on Diagram 3 attached to By-law 1156-2018 are:



- (i) lots 1 and 2 10.5 metres;
  - (ii) lot 3 11.5 metres;
  - (iii) lot 4 16 metres;
  - (iv) lot 22 11 metres;
  - (v) lot 34 12 metres;
  - (vi) lot 42 8.7 metres; and
  - (vii) for all other lots 9 metres;
- (E) Despite regulations 10.5.40.70(1) and 10.20.40.70(1) the required minimum **front yard setback** for the following **lots** shown on Diagram 3 attached to By-law 1156-2018 are:
- (i) lots 4-20, 33 and 34 5.6 metres;
  - (ii) lot 21 6.7 metres;
  - (iii) lot 22 7.0 metres; and
  - (iv) for all other lots 6.0 metres;
- (F) Despite regulation 10.20.40.70(2) the required minimum **rear yard setback** for the following **lots** shown on Diagram 3 attached to By-law 1156-2018 are:
- (i) lots 35-42 3.0 metres to Kennedy Road street line; and
  - (ii) for all other lots 7.5 metres;
- (G) Despite regulation 10.20.40.70(3) the required minimum **side yard setback** for the following **lots** shown on Diagram 3 attached to By-law 1156-2018 are:
- (i) lots 1 and 2 is 0.9 m on one side and 0.6 metres on the other side;
  - (ii) lot 3 is 2.0 metres for level 1 and level 2 of the **detached house**, 2.4 metres for level 3 of the **detached house**, and 0.6 metres on the other side of the **detached house**;
  - (iii) lot 4 is 4.0 metres from the south **lot line** and 0.6 metres from the east **lot line** and 2.6 metres from the west **lot line**;
  - (iv) lots 5-11, 14-20, 23-33 and **lots** 36-41 is 0.9 metres on one side only, 0.6 metres on the other side, and 0.3 metres for an attached garage;
  - (v) lots 12 and 13 is 1.5 metres for the exterior **side yard**, 0.6 metres on the other side, and 0.3 m for an attached garage;
  - (vi) lot 21 is 1.2 metres on one side, and 0.6 metres on the other side;
  - (vii) lot 22 is 1.2 metres on one side, and 0.9 metres on the other side;
  - (viii) lot 34 is 3.0 metres for the exterior **side yard**, 0.6 metres on the other side, and 0.3 metres for an attached garage;
  - (ix) lot 35 is 0.8 metres on one side, 0.6 metres on the other side and 0.3 metres for an attached garage; and
  - (x) lot 42 is 0.6 metres on one side, 0.5 m on the other side, and 0.3 metres for an attached garage;
- (H) Despite regulation 10.20.30.40(1) the permitted maximum **lot coverage** for the following **lots** shown on Diagram 3 attached to By-law 1156-2018 are:
- (i) lot 2 51 percent;
  - (ii) lot 3 36 percent;
  - (iii) lot 4 28 percent;
  - (iv) lot 18 49 percent;
  - (v) lot 34 39 percent;
  - (vi) lots 35 and 42 53 percent;
  - (vii) lots 36 and 37 52 percent;
  - (viii) lots 38-41 51 percent; and
  - (ix) for all other lots 48 percent;
- (I) Despite regulations 10.20.40.10(1), (3) and (4) the permitted maximum height and storeys for the following **lots** shown on Diagram 3 attached to By-law 1156-2018 are:
- (i) lot 21 9.0 metres and 2 storeys;

- (ii) lot 22 9.5 metres and 2 storeys; and
- (iii) for all other lots 11.0 metres and 3 storeys;
- (J) Despite regulation 10.5.50.10(1), a minimum of 28 percent of the **front yard** must be **landscaping**, of which 75 percent must be **soft landscaping**; and
- (K) Despite regulation 10.5.80.40(3), for **lots** 12, 13 and 35 shown on Diagram 3 attached to By-law 1156-2018, vehicular access to a **parking space** on a **corner lot** must be from the **street** on which the **lot** fronts.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1156-2018 ]

(653) Exception RD 653

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted by the zone, the **lot** may be used for a medical office if:
  - (i) the **building** existed on the site on the date of the enactment of this By-law; and
  - (ii) there is a maximum of two physicians and the **building** is the principal residence of one of the physicians.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(654) Exception RD 654

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.8 metres;
- (B) The minimum **lot area** is 316 square metres;
- (C) The minimum **front yard setback** is 7.5 metres;
- (D) The minimum **side yard setback** is 1.2 metres; and
- (E) The minimum **rear yard setback** is 7.5 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(655) Exception RD 655

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 11.0 metres;
- (B) The minimum **lot area** is 369 square metres; and
- (C) A **secondary suite** is not permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(657) Exception RD 657

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, the **lot** may be used for **vehicle fuel station**; and

(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(658) Exception RD 658

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An in-ground swimming pool, and **ancillary building** or **structure** partially or fully below ground, is not permitted;
- (B) For the purposes of calculating height and **lot frontage**, the minimum **front yard setback** shall be the required setback to the **main wall** containing the entrance to the required **parking space**;
- (C) Despite regulation 10.20.30.20(1), the required minimum **lot frontage** is 8.4 metres;
- (D) A required **parking space** must be located in an attached **parking garage**;
- (E) Despite regulation 10.20.40.70(1) and 10.5.40.70.1, the required minimum **front yard setback** is 3.0 metres except that the required minimum **front yard setback** for the **main wall** containing the entrance to a required **parking space** is 6.0 metres;
- (F) Despite regulations 10.20.40.10(4)(A) and (C) the permitted maximum height is 3 **storeys** and 9.0 metres;
- (G) Despite regulations 10.20.40.10(7), on a **detached house** with two or more **storeys**, the exterior sides of a dormer are not **main walls** if the total width of dormers projecting from the surface of a roof does not occupy more than 70 percent of the total width of the **building's main walls** on the same front, rear or side as the dormers, measured at the level of the uppermost storey below the roof;
- (H) Despite regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.2 metres on one side and 0.6 metres on the other side;
- (I) Despite 10.5.40.60(7) (B) Roof Projections, the eaves may encroach into a required minimum setback;
- (J) On Area C as identified on Diagram 6 of By-law 756-2021(OLT), the following will apply:
  - (i) The required minimum **lot area** is 179 square metres;
  - (ii) Despite regulation (G) above and regulation 10.20.40.70(3), the required minimum **building setback** from the north **lot line** must be 1.2 metres except any portion of a **building** within 10m as measured from the **rear lot line** must be setback 2.5 metres from the north **lot line** and the required minimum **building setback** must be 0.6 metres from the south **side lot line**; and
  - (iii) Despite regulation 10.5.80.40(3)(B) **vehicle** access to a **parking space** on a **lot** is required to be from the **street** on which the **lot** fronts;
- (K) On Area D as identified on Diagram 6 of By-law 756-2021(OLT), the following will apply:
  - (i) Despite regulation 10.20.30.10(1) the required minimum **lot area** is 210 square metres; and
  - (ii) Despite (G) and regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.2 metres; and
- (L) On Area E as identified on Diagram 6 of By-law 756-2021(OLT), the following will apply:
  - (i) Despite regulation 10.20.30.10(1) the required minimum **lot area** for each **lot** is:
    - (a) Lot 9 185 square metres;
    - (b) Lot 3 200 square metres;
    - (c) Lot 4 280 square metres;
    - (d) Lot 5 460 square metres;
    - (e) Lot 6 260 square metres; and
    - (f) Lot 7 200 square metres

Prevailing By-laws and Prevailing Sections: [ By-law: 756-2021(OLT) ]

(659) Exception RD 659

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres;

(B) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply; and

(C) The minimum **rear yard setback** is 6.0 metres for **Lot 6**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(660) Exception RD 660**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **side yard setback** is 1.8 metres; and

(B) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(661) Exception RD 661**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2820 Weston Rd. former City of North York by-law 30482; and

(B) On 2822 Weston Rd. former City of North York by-law 31288.

**(662) Exception RD 662**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.13(24) of the former City of North York zoning by-law 7625.

**(663) Exception RD 663**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions: (None Apply)

(A) For a **lawfully existing building** on the **lot** known as 3012 Weston Road:

(i) the maximum **driveway** width is 12.8 metres; and

(ii) the minimum **front yard landscaping** is 25 percent and the minimum **front yard soft landscaping** is 94 percent. [ By-law: 78-2017 ]

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27587.

**(664) Exception RD 664**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **lawfully existing building** on the **lot** known as:

(I) 3036 Weston Road:

(a) the maximum **driveway** width is 10.6 metres; and

(b) the minimum **front yard landscaping** is 40 percent and the minimum **front yard soft landscaping** is 85 percent;

- (ii) 3038 Weston Road:
- (iv) 3042 Weston Road:
  - (a) the maximum **driveway** width is 10.8 metres; and
  - (b) the minimum **front yard landscaping** is 36 percent and the minimum **front yard soft landscaping** is 97 percent;
- (v) 3046 Weston Road:
  - (a) the maximum **driveway** width is 11.3 metres; and
  - (b) the minimum **front yard landscaping** is 30 percent and the minimum **front yard soft landscaping** is 98 percent;
- (vi) 3048 Weston Road:
  - (a) the maximum **driveway** width is 10.0 metres; and
  - (b) the minimum **front yard landscaping** is 42 percent and the minimum **front yard soft landscaping** is 95 percent;
- (vii) 3052 Weston Road:
  - (a) the maximum **driveway** width is 11.4 metres; and
  - (b) the minimum **front yard landscaping** is 28 percent and the minimum **front yard soft landscaping** is 95 percent;
- (viii) 3056 Weston Road:
  - (a) the maximum **driveway** width is 11.4 metres; and
  - (b) the minimum **front yard landscaping** is 28 percent and the minimum **front yard soft landscaping** is 92 percent;
- (ix) 3058 Weston Road:
  - (a) the maximum **driveway** width is 10.5 metres; and
  - (b) the minimum **front yard landscaping** is 32 percent and the minimum **front yard soft landscaping** is 86 percent;
- (x) 3060 Weston Road:
  - (a) the maximum **driveway** width is 10.6 metres; and
  - (b) the minimum **front yard landscaping** is 30 percent and the minimum **front yard soft landscaping** is 96 percent;
- (xi) 3062 Weston Road:
  - (a) the maximum **driveway** width is 11.9 metres; and
  - (b) the minimum **front yard landscaping** is 32 percent and the minimum **front yard soft landscaping** is 88 percent;
- (xii) 3064 Weston Road:
  - (a) the maximum **driveway** width is 9.7 metres; and
  - (b) the minimum **front yard landscaping** is 40 percent and the minimum **front yard soft landscaping** is 94 percent;
- (xiii) 3066 Weston Road:
  - (a) the maximum **driveway** width is 11.4 metres; and
  - (b) the minimum **front yard landscaping** is 36 percent and the minimum **front yard soft landscaping** is 94 percent; and
- (xiv) 3068 Weston Road:
  - (a) the maximum **driveway** width is 10.3 metres; and
  - (b) the minimum **front yard landscaping** is 44 percent and the minimum **front yard soft landscaping** is 95 percent.
- ( iii) 3040 Weston Road:
  - (a) the maximum **driveway** width is 10.0 metres; and

- (b) the minimum **front yard landscaping** is 40 percent and the minimum **front yard soft landscaping** is 97 percent; [ By-law: 78-2017 ]

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27588 and 32323.

(665) Exception RD 665

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres;
- (B) The minimum **lot area** is 200 square metres;
- (C) The minimum **side yard setback** for both **side yards** is an aggregate of 1.83 metres and no **side yard setback** may be less than 0.61 metres;
- (D) The minimum **rear yard setback** is 6.0 metres;
- (E) The maximum **lot coverage** is 40%; and
- (F) The maximum **building** height is the lesser of 9.3 metres and 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(666) Exception RD 666

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulations 5.10.30.1(1)(A) and 5.10.30.1(2), regarding the requirement for a **building** to be erected and used on land unless the lands abut an existing **street**, or are connected to an existing **street** by a **street** or **streets**, does not apply;
- (B) Despite regulation 5.10.30.1(1)(B), a **building** may be erected and used on the land if it is connected to the municipal watermain and sewer installed on Rushton Road, through an easement registered on an abutting **lot**;
- (C) Regulation 10.5.30.20(2) does not apply;
- (D) For the purpose of determining required setbacks and establishing internal **lot** orientation, the **front lot line** is the **lot line** adjacent to the **lane** as shown on Diagram 2 of By-law 960-2020(LPAT);
- (E) Regulation 10.20.30.20(1)(A) regarding the required minimum **lot frontage** does not apply;
- (F) Despite regulation 10.20.40.40(1)(A), the permitted maximum **gross floor area** is 225 square metres;
- (G) Despite Regulation 10.20.30.10(1)(A) the minimum required **lot area** is 220 square metres;
- (H) Despite Clause 10.20.40.70 the required minimum second **storey building setbacks** are as shown on Diagram 3 of By-law 959-2020, and the required minimum **building setbacks** for the first **storey** are zero metres except for the north **side yard setback** which is a minimum of 4.0 metres;
- (I) Despite clause 10.5.50.10, the north **side yard** must comprise a minimum of 20.0 square metres of **soft landscaping**;
- (J) Despite regulation 10.5.40.60(8)(A), fire shutters may be located 0 metres from a **lot line**; and
- (K) For the purposes of this exception, **Established Grade** is the Canadian Geodetic Datum of 167.38 metres in the year of 2020.

Prevailing By-laws and Prevailing Sections: [ By-law: 960-2020(LPAT) ]

(667) Exception RD 667

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) The second floor must be used as a **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(668) Exception RD 668

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Regulation 10.20.40.40(1), the permitted maximum **gross floor area** is 195 square metres;

Prevailing By-laws and Prevailing Sections: [ By-law: 960-2020(LPAT) ]

**(669) Exception RD 669**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 1 **dwelling unit** is permitted on lot B and C, as shown on Diagram 2 attached to By-law 979-2020(LPAT);
- (B) The permitted maximum **gross floor area** per **dwelling unit** is 850 square metres for Lot B and 1230 square metres for Lot C;
- (C) Despite regulation 10.20.30.20 (B), the required minimum **lot frontage** for Lot B, as shown on Diagram 2 attached to By-law 979-2020(LPAT), is 18.2 metres;
- (D) Despite regulation 10.20.30.20 (B) the required minimum **lot frontage** for Lot C, as shown on Diagram 2 attached to By-law 979-2020(LPAT), is 27.4 metres;
- (E) Despite regulations 10.20.40.10(1) and (3) the permitted maximum **building** height is 2 **storeys** and 11.2 metres;
- (F) Despite regulation 10.5.40.10 (1) the height of a **building** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 175.84 metres and the highest point of the **building**;
- (G) Despite regulation 10.20.40.70 (1) the required minimum **front yard setback** for Lot B is 11.5 metres;
- (H) Despite regulation 10.20.40.70 (1) the required minimum **front yard setback** for Lot C is 18.0 metres;
- (I) Despite regulation 10.20.40.70 (2) the required minimum **rear yard setback** is 25.0 metres;
- (J) Despite regulation 10.20.40.70(3) the required minimum **side yard setback** for Lot C is 3.0 metres;
- (K) Despite regulation 200.5.10.1(1), a minimum of 2 **parking spaces** are required for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(670) Exception RD 670**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For the purposes of this Exception, Lot 1, Lot 2, Lot 3 and Lot 4 are as shown on Diagram 3 attached to By-law 1782-2019;
- (B) Despite regulation 10.20.40.10(1), the permitted maximum height for a **building** or **structure** on a **lot** is as shown on Diagram 3 of By-law 1782-2019;
- (C) For purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of:
  - (i) 133.72 for Lot 1;
  - (ii) 133.66 for Lot 2;
  - (iii) 133.54 for Lot 3; and
  - (iv) 133.79 for Lot 4.
- (D) Despite regulations 5.10.30.20 (1), 5.10.30.20 (2) and 10.5.30.20 (1), for the purposes of this exception the **lot line** abutting Don Mills Road is the **front lot line** for Lot 1 and Lot 2;
- (E) Despite regulations 10.5.40.70(1), and clause 10.20.40.70, the required minimum **building setbacks** for any **building** or **structure** are as shown on Diagram 3 of By-law 1782-2019;
- (F) Despite clause (E) above and clause 10.5.40.60, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1782-2019:
  - (i) platforms in a **front yard** up to 1.9 metres, if they are no closer to a **lot line** than 0.3 metres;
  - (ii) eaves of a roof up to 2.6 metres, if they are no closer to a **lot line** than 0.3 metres; and
  - (iii) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach into a required minimum building **setback** a maximum of 0.9 metres, if it is no closer to a **lot line** than 0.3 metres.

- (G) Despite Clause 10.5.50.10, **landscaping** must be provided in accordance with the following:
- (i) a minimum of 75 per cent of the **front yard** of Lot 1 must be for **landscaping**, of which 100 per cent must be **soft landscaping**;
  - (ii) a minimum of 60 per cent of the **front yard** of Lot 2 must be for **landscaping**, of which 75 per cent must be **soft landscaping**;
  - (iii) a minimum of 55 per cent of the **front yard** of Lot 3 must be for **landscaping**, of which 75 per cent must be **soft landscaping**; and
  - (iv) a minimum of 60 per cent of the **front yard** of Lot 4 must be for **landscaping**, of which 75 per cent must be **soft landscaping**.
- (H) Despite regulation 10.5.50.10(2)(B), a minimum of 66 per cent of the required **landscaping** in the **side yard** of a **corner lot** must be **soft landscaping**.
- (I) Despite regulation 10.20.30.10(1), the required minimum **lot area** for Lot 2 and Lot 4 is 475 square metres.
- (J) Despite regulation 10.20.30.20(1), the required minimum **lot frontage** is:
- (i) 23.75 metres for Lot 1; and
  - (ii) 13.0 metres for Lot 3 and Lot 4.
- (K) Despite regulation 10.20.30.40(1), the permitted maximum **lot coverage** is:
- (i) 35 per cent for Lot 2;
  - (ii) 30 per cent for Lot 3; and
  - (iii) 33 per cent for Lot 4.
- (L) Despite regulation 10.20.40.20(1), the permitted maximum **building length** for a **detached house** is:
- (i) 21.0 metres for Lot 1;
  - (ii) 17.8 metres for Lot 3; and
  - (iii) 17.7 metres for Lot 4.
- (M) Despite regulation 10.20.40.30(1), the permitted maximum **building depth** for a **detached house** on Lot 1 is 28 metres.
- (N) Despite regulation 10.20.40.10(2) the permitted maximum height of the **main walls** of a **detached house**:
- (i) 6.7 metres for Lot 1;
  - (ii) 8.2 metres for Lot 2;
  - (iii) 8.0 metres for Lot 3; and
  - (iv) 8.3 metres for Lot 4.
- (O) Despite regulation 10.20.40.10(6), the elevation of the lowest point of a main pedestrian entrance through the **front wall** or a side **main wall** of a **detached house** may be no higher than 2.0 metres above **established grade**.
- (P) Despite regulation 10.5.80.40(1), the maximum combined width of all **vehicle** entrances through the **front wall** or a side **main wall** of a **residential building** is 3.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1782-2019 ]

(671) Exception RD 671

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses listed in Clause 10.20.20.10, a medical office is a permitted use;
- (B) The permitted maximum **gross floor area** is 585 square metres. Regulation 10.5.40.70(1) with respect to **front yard setback** averaging does not apply. Despite Clause 10.20.40.70, the required minimum **setbacks** are:
  - (i) 5.12 metres for the **front yard setback**;
  - (ii) 15.58 metres for the **rear yard setback**;
  - (iii) 6.09 metres for the west **side yard setback**; and
  - (iv) 1.73 metres for the east **side yard setback**;
- (C) Regulation 10.5.50.10(3) with respect to **rear yard soft landscaping** does not apply;



- (D) A lot with a **building** containing a medical office may have an **ancillary** outdoor area used for parking in the **rear yard**;
- (E) Regulation 10.5.80.1(2) with respect to **ancillary** outdoor area for parking, does not apply;
- (F) Despite Table 200.5.10.1, a minimum of 10 **parking spaces** must be provided and maintained on the **lot**; and
- (G) Despite Clause 220.5.10.1, a minimum of one Type "C" **loading space** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)

(673) Exception RD 673

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1207-2009; and
- (B) On 115 Torbarrie Rd., Section 64.14-A(13) of the former City of North York zoning by-law 7625.

(674) Exception RD 674

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 712-2001.

(675) Exception RD 675

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 5.10.30.20(1), if a **corner lot** is bounded by **lot lines** which abut George McKenzie Court and Weston Road, the **lot line** abutting George McKenzie Court is the **front lot line**;
- (B) Despite regulations 10.5.40.70(1) and 10.20.40.70(1), the required minimum **front yard setback** is 3.3 metres;
- (C) Despite regulation 10.20.40.70(2) the required minimum **rear yard setback** is 7.5 metres;
- (D) Despite regulation 10.20.40.70(3) the required minimum **side yard setbacks** are as shown in metres on Diagram 5 attached to By-law 844-2020; and
- (E) Despite regulation 10.5.50.10(1)(B), on the **lots** labelled "Lot 1" and "Lot 2" on Diagram 5 attached to By-law 844-2020, a minimum of 23 percent of the **front yard** must be **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 844-2020 ]

(677) Exception RD 677

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Regulation 10.20.20.10, a **private school** is permitted;
- (B) Despite Regulation 10.20.40.70(3) the required minimum **side yard setback** is 1.8 metres;
- (C) Despite Regulation 150.45.20.1, a **day nursery** may occupy the entire **building** as a single use;
- (D) The minimum required **soft landscaping** must be provided in accordance with the areas shown on Diagram 3 of By-law 823-2021; and
- (E) A privacy fence 1.8 metres in height must be provided in accordance with the areas shown on Diagram 3 of By-law 823-2021.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law 7625. [ By-law: 823-2021 ]

(678) Exception RD 678

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.14-B(3) of the City of North York zoning by-law 7625.

**(679) Exception RD 679**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **side yard setback** is 1.8 metres; and

(B) In addition to the RD uses a **place of worship** is permitted if it complies with all other **lot** and **building** requirements for the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(680) Exception RD 680**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from the **front lot line** is:

(i) 6.0 metres to the **main wall** of a garage;

(ii) 4.5 metres to any other **main wall**;

(B) Minimum **building setback** from the **rear lot line** of 7.5 metres;

(C) Minimum **building setback** from a **side lot line** is 0.6 metres on one side and 1.2 metres on the other;

(D) The maximum **lot coverage** is 40%;

(E) The minimum separation between all **main walls** of a **building** and a **lot line** abutting a railway right-of-way is 30.0 metres; and

(F) The maximum **building length** is 16.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(682) Exception RD 682**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(D) The required **parking space** must be located in the **residential building**; and

(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(E) These lands must comply with exception 900.3.10(1462).

(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

Prevailing By-laws and Prevailing Sections: (None Apply)

**(683) Exception RD 683**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law 403-2022;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law 403-2022;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd., is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The requirements of (A), (B), (C), (D) and (E) above do not apply to a **transportation use**;
- (H) Regulations 10.5.40.70(1), 10.20.30.10(1), 10.20.30.20(1), 10.20.30.40(1), 10.20.40.10(1) and Clause 10.20.40.70 do not apply to a **transportation use**;
- (I) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**; and
- (J) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 403-2022 ]

(684) Exception RD 684

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side one and nothing may encroach into that required **side yard**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(685) Exception RD 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands may be used for two **lots** each with a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(686) Exception RD 686

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;
- (C) The maximum height of a **building** is 12.5 metres; and
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(687) Exception RD 687

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Livingston Rd., Guildwood Parkway, Morningside Ave. and Galloway Rd. is 22 metres measured from the original centreline of the road; [ By-law: 348-2021 ]
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(688) Exception RD 688

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(689) Exception RD 689

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 40%; and
- (B) The minimum **rear yard setback** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(690) Exception RD 690

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted by the zone, the **lot** may be used for an **nursing home** if:
  - (i) there are not more than 185 beds;
  - (ii) the minimum **front yard setback** is 12.0 metres;
  - (iii) the minimum **rear yard setback** is 7.6 metres;
  - (iv) the minimum **building setback** from a **side lot line** is:
    - (a) 3.9 metres from the east **side lot line**; and
    - (b) 6.0 metres from the west **side lot line**;
  - (v) there is a minimum of 38 **parking space** provided and maintained on the **lot**;
  - (vi) a 1.5 metre high decorative masonry wall is maintained along the southerly 150 feet of the westerly limit of the **lot**; and
  - (vii) the **gross floor area** of all **buildings** is not greater than 3,281 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(691) Exception RD 691

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.6 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (C) The minimum **building setback** from a **rear lot line** is 7.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(692) Exception RD 692

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) is 22.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.; and
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2;
- (E) The minimum **building setback** from Highway 401 is 68.0 metres measured from the centreline of the highway;
- (F) These lands must comply with exception 900.3.10(1462); and
- (G) For **lots** 45 and 46 of Registered Plan 2129 the minimum **lot frontage** is 15.0 metres and the minimum **lot area** is 929 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands west of Conlins Rd., south of Highway 401 and north of Chartway Blvd. Schedule "C" Exception 18, of former City of Scarborough by-law 10827. [ By-law: 1268-2023 ]

(693) Exception RD 693

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **front lot line** that abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail is 22 metres, measured from the original centre line of the road;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(694) Exception RD 694

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(695) Exception RD 695

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(696) Exception RD 696

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) not required on the south side of Ponymeadow Terrace if the **side lot line** does not abut a **street**; and
  - (ii) 1.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The maximum **lot coverage** is 40%;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(697) Exception RD 697

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **lot line** abuts Morrish Rd. or Ellesmere Avenue; and
  - (ii) 3.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 0.9 metres on both sides where the **lot** fronts on Morrish Rd.; and
  - (ii) 0.9 metres on one side only in all other cases;
- (E) The required **parking space** must be located in the **residential building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) These lands must comply with exception 900.3.10(1462); and
- (H) On a **lot** municipally known as:
  - (i) 56 Magnum Way, the minimum **lot frontage** is 9.0 metres;
  - (ii) 207 or 224 Ponymeadow Terrace, the minimum **lot frontage** is 10.0 metres; and
  - (iii) 736 Morrish Rd., the minimum **lot frontage** is 13 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(698) Exception RD 698

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** is:
  - (i) 0.9 metres on both sides where the **lot** fronts on Morrish Rd.; and
  - (ii) 0.9 metres on one side only in all other cases;
- (F) The maximum **lot coverage** is 50%;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(699) Exception RD 699

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is:

- (i) 6.0 metres where the **front lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is:
- (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
- (i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (F) The maximum **lot coverage** is 50%;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(700) Exception RD 700

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is
  - (i) 1.0 metres on each side where the **lot** fronts on Ellesmere Rd. or Morrish Rd.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (E) Nothing may encroach into a required **side yard setback**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(701) Exception RD 701

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) is 22.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.; and
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;



- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(702) Exception RD 702**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The maximum **lot coverage** is 40%;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(703) Exception RD 703**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The required **parking space** must be located in a **building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(704) Exception RD 704**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Military Trail is 22 metres, measured from the original centre line of the road;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 2, of former City of Scarborough by-law 10827.

**(705) Exception RD 705**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) The minimum **building setback** from a **side lot line** is 0.9 metres, and nothing may encroach into the required **side yard**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(706) Exception RD 706

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(707) Exception RD 707

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Military Trail is 22 metres, measured from the original centre line of the road;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) These lands must comply with exception 900.3.10(1462); and
- (D) On the **lots** municipally known as 20 and 24 Lash Court the minimum **lot frontage** is 27.0 metres and the minimum **lot area** is 721.5 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(708) Exception RD 708

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.9 metres on the other side and nothing may encroach into a required **side yard** that is 1.0 metres or less; [ By-law: 801-2020 ]
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (E) The required **parking space** must be located in a **building**;
- (F) These lands must comply with exception 900.3.10(1462); and
- (G) On the **lots** municipally known as 32 Cosens St. and 24 Bazalgette Div, the minimum **building setback** from the north **lot line** is 2.4 metres.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 895-2007(OMB). [ By-law: 1268-2023 ]

(709) Exception RD 709

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres, and nothing may encroach into the required **side yard**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(710) Exception RD 710

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) No encroachments are permitted in a required yard that is 1.0 metres or less;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 801-2020 ]

(711) Exception RD 711

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(712) Exception RD 712

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres, and nothing may encroach into the required **side yard**;
- (E) The maximum height of a **building** is 10.0 metres; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(713) Exception RD 713

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing may encroach into the required **side yard**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres if the **main wall** has an **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(714) Exception RD 714

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(715) Exception RD 715

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **front lot line** is:
  - (i) is 22.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.; and
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2;
- (F) The minimum **building setback** from Highway 401 is 68.0 metres measured from the centreline of the highway; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of former City of Scarborough by-law 10827; and
- (B) On the **lots** municipally known as 6419 and 6421 Kingston Rd., Schedule "C" Exception 24, of former City of Scarborough by-law 10827.

(716) Exception RD 716

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Meadowvale Rd. is 22 metres, measured from the original centre line of the road;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 3, 4, 5, 8 and 25, of former City of Scarborough by-law 10827.

(717) Exception RD 717

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line**:
  - (i) is 22.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.; and
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(718) Exception RD 718

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2; and
  - (ii) 4.5 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(719) Exception RD 719

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 4 and 22 of former City of Scarborough by-law 10827.

(720) Exception RD 720

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The maximum **lot coverage** is 40%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The required **parking space** must be located in a **building**;
- (H) The minimum **building setback** is the greater of 7.5 metres from:
  - (i) a **rear lot line**; or
  - (ii) an open space zone; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(721) Exception RD 721

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law 403-2022;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law 403-2022;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd., is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) The requirements of (A), (B), (C), (D) and (E) above, do not apply to a **transportation use**;
- (G) Regulations 10.5.40.70(1), 10.20.30.10(1), 10.20.30.20(1), 10.20.30.40(1), 10.20.40.10(1) and Clause 10.20.40.70 do not apply to a **transportation use**;
- (H) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**; and
- (I) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 403-2022 ]

(722) Exception RD 722

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.; and
  - (iii) 7.5 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(723) Exception RD 723

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 6.0 metres if the **side lot line** abuts Ellesmere Rd.; and
  - (ii) 4.5 metres in all other cases;
- (E) An attached garage must be located a minimum of 0.3 metres from a **side lot line**;
- (F) On a **corner lot** a garage must be located a minimum of 0.3 metres from a **rear lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(724) Exception RD 724

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) An attached garage must be located a minimum of 0.3 metres from a **side lot line**;
- (H) On a **corner lot** a garage must be located a minimum of 0.3 metres from a **rear lot line**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(725) Exception RD 725

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(726) Exception RD 726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into the required **side yard**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(727) Exception RD 727

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into the required **side yard**; and
- (D) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(728) Exception RD 728

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:

- (i) is 22.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.;
  - (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2; and
  - (iv) 6.0 metres in all other cases;

- (B) The minimum **building setback** from a **side lot line** is 0.9 metres; and

- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(729) Exception RD 729

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) The minimum **building setback** from a top of bank line is 10.0 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(730) Exception RD 730

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 30.0 metres measured from the original centreline of the road, where the **front lot line** abuts Morningside Ave. or Highway 2; [ By-law: 1774-2019 ]
  - (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.; and
  - (iii) 7.5 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(732) Exception RD 732

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is:

- (i) 1.0 metres where the **lot** fronts on Morrish Rd. or Ellesmere Rd.; and
- (ii) 1.0 metres on one side only, in all other cases;

(B) The maximum **lot coverage** is 50%;

(C) The required **parking space** must be located in the **residential building**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(733) Exception RD 733

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

(C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(D) The required **parking space** must be located in a **building**; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(734) Exception RD 734

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is 1.6 metres;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.0 metres;

(F) The minimum **building setback** from a private **lane** (shared driveway) is 2.0 metres;

(G) The minimum number of required **parking spaces** per **dwelling unit** is 2;

(H) required **parking spaces** must be located in a **building** and must be accessed from a private **lane** (shared driveway) having a minimum width of 6.0 metres;

(I) The maximum **lot coverage** is 75%;

(J) The maximum height of a **building** or **structure** is the lesser of 3 **storeys** or 12.5 metres.; and

(K) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(735) Exception RD 735

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.; and
  - (ii) 7.5 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The maximum height of a **building** is 6.5 metres and one **storey**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(736) Exception RD 736

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(737) Exception RD 737

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres; and
- (E) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(738) Exception RD 738

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 5.25 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
- (C) The minimum **building setback** from a **rear lot line** is 8.25 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(739) Exception RD 739

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The required **parking space** must be located in the **residential building**;
- (C) The minimum **building setback** from a **side lot line** for a garage is 0.3 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(741) Exception RD 741

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.9 metres;
- (D) The minimum **building setback** from a **rear lot line** is 5.0 metres;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(745) Exception RD 745

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing may encroach into a required **side yard**;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(746) Exception RD 746

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into a required **side yard**;
- (C) The required **parking space** must be located in a **building**; and
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(747) Exception RD 747

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **rear lot line** is 11.0 metres;
- (C) The required **parking space** must be located in a **building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(748) Exception RD 748

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Euclid Ave. or Willowlea Dr.;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing may encroach into a required **side yard**;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in a **building**; and
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(749) Exception RD 749

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into a required **side yard**;
- (B) The required **parking space** must be located in a **building**; and
- (C) The maximum **floor space index** for a **lot** with a **dwelling unit** in a permitted **building** type is 0.55 times the **lot area**. [ By-law: 1124-2018 ]

Prevailing By-laws and Prevailing Sections: (None Apply).

(750) Exception RD 750

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 5.25 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into a required **side yard**;
- (C) The minimum **building setback** from a **rear lot line** is 8.25 metres;
- (D) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The maximum **lot coverage** is 50%; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(751) Exception RD 751

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into a required **side yard**;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (F) The required **parking space** must be located in a **building**; and
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(752) Exception RD 752

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(753) Exception RD 753

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is:

- (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.;
- (ii) 1.0 metres on one side only in all other cases; and
- (iii) nothing may encroach into a required **side yard**;

(B) The maximum **lot coverage** is 50%;

(C) The required **parking space** must be located in a **building**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(754) Exception RD 754

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres; and

(B) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(755) Exception RD 755

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 5.25 metres;

(D) The minimum **building setback** from a **side lot line** is:

- (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.;
- (ii) 1.0 metres on one side only in all other cases; and
- (iii) nothing may encroach into a required **side yard**;

(E) The minimum **building setback** from a **rear lot line** is 8.25 metres;

(F) The maximum **lot coverage** is 50%; and

(G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(756) Exception RD 756

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into a required **side yard**;

(B) The minimum **building setback** from a **rear lot line** is 8.25 metres;

(C) The required **parking space** must be located in a **building**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(757) Exception RD 757

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into a required **side yard**;
- (B) The minimum **building setback** from a **rear lot line** is 3.9 metres; and
- (C) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(758) Exception RD 758

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 6.5 metres from the north **lot line**; and
  - (ii) 0.9 metres from the south **lot line** and nothing may encroach into this required **side yard**;
- (E) The minimum **building setback** from a **rear lot line** is 3.0 metres;
- (F) The maximum **lot coverage** is 42%;
- (G) The required **parking space** must be located in the **residential building**;
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (I) The maximum floor space index for a **lot** with a **dwelling unit** is 0.65.

Prevailing By-laws and Prevailing Sections: (None Apply)

(759) Exception RD 759

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 1.2 metres on one side; and
  - (ii) 0.9 metres on the other side and nothing may encroach into this required **side yard**;
- (D) The maximum **lot coverage** is 35%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) The maximum floor space index for a **lot** with a **dwelling unit** is 0.65.

Prevailing By-laws and Prevailing Sections: (None Apply)

(760) Exception RD 760

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The minimum **building setback** from a **side lot line** is 1.2 metres for a 1 **storey** house, plus an additional 0.6 metres for each additional **storey**;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (D) The minimum **building setback** from a **rear lot line** is 8.0 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(762) Exception RD 762

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 5.25 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The minimum **building setback** from a **rear lot line** is 8.25 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(763) Exception RD 763

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 5.25 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (D) The minimum **building setback** from a **rear lot line** is 8.25 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(764) Exception RD 764

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 5.25 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from a **rear lot line** is 8.25 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(765) Exception RD 765

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

- (i) is 22.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Conlins Rd., Morrish Rd., Meadowvale Rd. and Military Trail;
- (ii) is 25.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Ellesmere Rd.;
- (iii) is 30.0 metres, measured from the original centre line of the road, where the **front lot line** abuts Morningside Ave. or Highway 2; and
- (iv) 6.0 metres in all other cases;

(B) The minimum **building setback** from Highway 401 is 68.0 metres measured from the centreline of the highway.

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(E) These lands must comply with exception 900.3.10(1462); and

(F) On the **lots** municipally known on October 29, 2004 as:

- (i) 713 Morrish Rd., Part of **Lot 90**, Plan 2098, the minimum **rear yard building setback** is 9.2 metres;
- (ii) 104 Scarboro Ave., Part of **Lot 59**, Plan 2098, the minimum **building setback** from the south **lot line** is 1.8 metres; and
- (iii) 100 Scarboro Ave., Part of **Lot 60**, Plan 2098, the minimum **building setback** from the north **lot line** is 2.1 metres, and the minimum **building setback** from a **lot line** that abuts the **street** is 14.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(766) Exception RD 766

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **building setback** from a **front lot line** is 3.0 metres;

(C) The minimum **building setback** from a **side lot line** is:

- (i) 1.0 metres for **lots** fronting on Ellesmere Rd. or Morrish Rd.;
- (ii) in all other cases, 1.0 metres on one side only; and
- (iii) nothing may encroach into a required **side yard**;

(D) The maximum **lot coverage** is 40%;

(E) The required **parking space** must be located in a **building**;

(F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(767) Exception RD 767

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is:

- (i) 1.2 metres on one side; and

- (ii) 0.9 metres on the other side and nothing may encroach into this required **side yard**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (E) The maximum **lot coverage** is 35%;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(768) Exception RD 768

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (B) The maximum **lot coverage** is 50%;
- (C) The required **parking space** must be located in a **building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(769) Exception RD 769

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(770) Exception RD 770

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The required **parking space** must be located in a **building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(771) Exception RD 771

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum **lot coverage** is 40%;
- (D) The required **parking space** must be located in a **building**;

- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(772) Exception RD 772

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 1.0 metres;
- (D) The maximum **lot coverage** is 40%;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(773) Exception RD 773

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum **lot coverage** is 40%;
- (D) The required **parking space** must be located in a **building**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(774) Exception RD 774

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in a **building**;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(775) Exception RD 775

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The maximum **lot coverage** is 40%;
- (C) The required **parking space** must be located in a **building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(776) Exception RD 776

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(777) Exception RD 777

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum **building** height is 9.25 metres;
- (D) The required **parking space** must be located in a **building**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(778) Exception RD 778

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into that setback area;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) The required **parking space** must be located in a **building**; and
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(780) Exception RD 780

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The minimum **building setback** for the side **main wall** of a garage from a **side lot line** is 0.3 metres;
- (D) The maximum **lot coverage** is 40%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(781) Exception RD 781

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **front lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 4.5 metres where the **side lot line** abuts Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 3.0 metres in all other cases;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**;
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(782) Exception RD 782

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) not required on the south side of Ponymeadow Terrace if the **side lot line** does not abut a **street**; and
  - (ii) 1.0 metres in all other cases;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(783) Exception RD 783

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) not required on the south side of Ponymeadow Terrace if the **side lot line** does not abut a **street**; and
  - (ii) 1.0 metres in all other cases;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in a **building**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(784) Exception RD 784

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The required **parking space** must be located in a **building**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(785) Exception RD 785

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres for **lots** front on Morrish Rd.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in a **building**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(786) Exception RD 786

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres from a **lot line** that abuts Ellesmere Rd. or Morrish Rd.; and
  - (ii) 3.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (F) The required **parking space** must be located in a **building**;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(787) Exception RD 787

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on both sides where the **lot** fronts on Ellesmere Rd., Conlins Rd., Morrish Rd. Meadowvale Rd., Scarboro Ave., Zaph Ave., Euclid Ave. or Willowlea Dr.; and
  - (ii) 1.0 metres on one side only in all other cases;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The required **parking space** must be located in a **building**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(788) Exception RD 788

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;
- (C) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).



Prevailing By-laws and Prevailing Sections: (None Apply)

(789) Exception RD 789

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **lot line** abuts Ellesmere Rd. or Morrish Rd.; and
  - (ii) 3.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into that setback area;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(790) Exception RD 790

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 29907.

(791) Exception RD 791

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **detached house** the minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted by the zone, the **lot** may be used for an business and professional offices if:
  - (i) it is located in a **building** that existed on the **lot** on the date of the enactment of this By-law;
  - (ii) the **lot area** has a minimum of 517.0 square metres;
  - (iii) the minimum **front yard setback** is 5.8 metres;
  - (iv) the minimum **rear yard setback** is 7.5 metres; and
  - (v) the minimum **building setback** from a **side lot line** is:
    - (a) 0.3 metres from the north **side lot line**; and
    - (b) 2.4 metres from the south **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(793) Exception RD 793

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **detached house** the minimum **side yard setback** is 1.8 metres; and

- (B) In addition to the uses permitted by the zone, the **lot** may be used for an fraternal and charitable organization if the maximum **gross floor area** of all **buildings** is not more than 3,394 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(794) Exception RD 794

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **detached house** the minimum **side yard setback** is 1.8 metres; and  
(B) In addition to the uses permitted by the zone, the **lot** may be used for an **day nursery**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(797) Exception RD 797

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **detached house** that did not exist on the **lot** on October 6, 1997, the minimum **side yard setback** is 1.8 metres; and  
(B) In addition to the uses permitted by the zone, the **lot** may be used for an **club, place of assembly** and office **ancillary** to a **club** and **place of assembly**, if:  
(i) it is located in a **building** that existed on the **lot** on October 6, 1997;  
(ii) the **lot** has a minimum **lot frontage** of 15.0 metres;  
(iii) the **lot area** has a minimum of 557.0 square metres;  
(iv) the maximum **gross floor area** is not greater than 196 square metres;  
(v) **driveway** access to the site must be over the **driveway** that existed on October 6, 1997 and it has not been enlarged, reduced or relocated; and  
(vi) the minimum **side yard setback** is 0.94 metres to the **building** that existed on October 6, 1997.

Prevailing By-laws and Prevailing Sections: (None Apply)

(798) Exception RD 798

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 26018.

(799) Exception RD 799

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 15.2 metres;  
(B) The minimum **lot area** is 464 square metres;  
(C) The minimum **front yard setback** is 7.6 metres;  
(D) The minimum **side yard setback** is 1.2 metres;  
(E) The minimum **rear yard setback** is 6.0 metres;  
(F) The maximum **lot coverage** is 45%; and  
(G) The maximum **building** height is the lesser of 9.1 metres or 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(800) Exception RD 800

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, **public parking** is also permitted if:
  - (i) it is **ancillary** parking for the commercial use located at 2055 to 2059 Avenue Rd. ( **Lot 84**, Part of **Lot 83**, R.P. 2647; and
  - (ii) the minimum width of a parking aisle is 5.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(801) Exception RD 801

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 7.5 metres;
- (B) If a **lot** has a **lot frontage** of less than 15.0 metres the minimum **side yard setback** is 1.2 metres; [ By-law: 350-2024 ]
- (C) If a **building** existing on October 12, 1993 has a **side yard setback** that is less than that required, a second **storey** addition may be added if the **side yard setback** is equal to the greater of:
  - (i) the **side yard setback** that existed on October 12, 1993; and
  - (ii) 0.6 metres; and
- (D) Despite (C) above, the aggregate total of both **side yards** must not be less than 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(802) Exception RD 802

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a **place of worship** is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(803) Exception RD 803

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, **public school** is also permitted;
- (B) Three **duplex buildings** are permitted on **lots** 245 to 248 inclusive, on R.P 1721; and
- (C) The minimum **building setback** from a **side lot line** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(804) Exception RD 804

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a business office and professional office is also permitted if;
  - (i) the maximum **gross floor area** is not more than 275 square metres including **basements** and cellars;

- (ii) a **basement** and cellar may only be used for storage and electrical and mechanical equipment;
- (iii) **parking space** must be provided at a minimum rate of:
  - (a) 1 for each 28 square metres of **gross floor area** on the **first floor**; and
  - (b) 1 for each 70 square metres of **gross floor area** in the rest of the **building**;
- (iv) the **lot** has a minimum area of 493 square metres; and
- (v) the minimum **building setbacks** are:
  - (a) 4.53 metres from the **front lot line**;
  - (b) 13.72 metres from the **rear lot line**;
  - (c) 1.47 metres from the west **side lot line**; and
  - (d) 3.24 metres from the east **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(805) Exception RD 805

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, **day nursery** is also permitted; and
- (B) The minimum **building setback** from a **side lot line** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(806) Exception RD 806

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(807) Exception RD 807

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**;

(H) A maximum of two **vehicles** may be parked side-by-side on a **driveway** located in the **front yard** if:

- (i) the maximum **driveway** width when there is a single **vehicle** garage is 4.0 metres; and
- (ii) the maximum **driveway** width when there is a two **vehicle** garage is 6.0 metres; and

(I) These lands must also comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(808) Exception RD 808**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 26 metres where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(809) Exception RD 809**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(810) Exception RD 810**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (D) The minimum **building setback** from a **lot line** that abuts Middlefield Rd. or McNicoll Ave. is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(811) Exception RD 811

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts Middlefield Rd. or McNicoll Ave. is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(812) Exception RD 812

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metre if the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; [ By-law: 801-2020 ]
  - (ii) for the odd numbered **lots** municipally known as 55 and 57 Treetops Ct., 25 Pebblewood Ave., 139 to 141 Valley Stream Dr., 2 Green Spring Dr., and 35 to 39 and 51 to 55 Green Spring Dr., and the even numbered **lot** from 74 to 80 Green Spring Dr., the minimum **building setback** from the **front lot line** is 4.5 metres, but the portion of the **main wall** with an entrance to a **parking space** must be set back a minimum of 6.0 metres; and [ By-law: 801-2020 ]
  - (iii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(813) Exception RD 813

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(814) Exception RD 814

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The maximum **lot coverage** is 45%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(815) Exception RD 815

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only and nothing may encroach into this required yard;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **rear lot line** is 7.0 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The maximum **lot coverage** is 50%;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(816) Exception RD 816

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 7.0 metres;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(817) Exception RD 817

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (D) The maximum **lot coverage** is 50%; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(818) Exception RD 818

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(819) Exception RD 819

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into this required yard;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(820) Exception RD 820

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 26 metres where a **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where a **side lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and



- (ii) 4.5 metres in all other cases;
- (D) The maximum **lot coverage** is 45%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1268-2023 ]

(821) Exception RD 821

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side and nothing may encroach into this required yard;
- (C) The maximum **lot coverage** is 50%;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(822) Exception RD 822

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (C) The maximum **lot coverage** is 50%;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(823) Exception RD 823

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (C) The maximum **lot coverage** is 50%;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The required **parking space** must be located in a **building**;
- (F) A maximum of two **vehicles** may be parked side-by-side on a **driveway** located in the **front yard** if:
  - (i) the maximum **driveway** width for a single **vehicle** garage is 4.0 metres; and
  - (ii) the maximum **driveway** width for a two **vehicle** garage is 6.0 metres; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(824) Exception RD 824

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 11.0 metres;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(825) Exception RD 825

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(826) Exception RD 826

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(827) Exception RD 827

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (B) The required **parking space** must be located in the **residential building**;

- (C) The maximum height of a **building or structure** is 10.0 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(828) Exception RD 828**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (D) The maximum height of a **building or structure** is the lesser of 10.0 metres and 2 **storeys**;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(829) Exception RD 829**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(830) Exception RD 830**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The required **parking space** must be located in the **residential building**;
- (E) The maximum height of a **building or structure** is 10.0 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(831) Exception RD 831

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(832) Exception RD 832

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(833) Exception RD 833

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(834) Exception RD 834

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 3.0 metres in all other cases;
- (F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(835) Exception RD 835

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres where the **side lot line** abuts a **lot** in the RT zone or IS zone;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing may encroach into this required yard;
- (E) The maximum **lot coverage** is 50%;
- (F) The maximum height of a **building** or **structure** is 10.0 metres;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(836) Exception RD 836

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres where the **side lot line** abuts a **lot** in the RT zone or IS zone;
  - (ii) 1.0 metres on one side only in all other cases; and
  - (iii) nothing may encroach into this required yard;
- (C) The maximum **lot coverage** is 50%;
- (D) The maximum height of a **building** or **structure** is 10.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(837) Exception RD 837

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (C) The maximum **lot coverage** is 50%;
- (D) The maximum height of a **building** or **structure** is 10.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(838) Exception RD 838

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(839) Exception RD 839

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only and nothing may encroach into this required yard;
- (C) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The maximum height of a **building** or **structure** is the lesser of 10.0 metres and 2 **storeys**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(840) Exception RD 840

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

- (B) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only and nothing may encroach into this required yard;
- (C) The maximum **lot coverage** is 50%;
- (D) The maximum height of a **building** or **structure** is the lesser of 10.0 metres and 2 **storeys**;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(841) Exception RD 841

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (E) The maximum **lot coverage** is 50%;
- (F) The maximum height of a **building** or **structure** is 10.0 metres;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(842) Exception RD 842

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (C) The maximum **lot coverage** is 50%;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(843) Exception RD 843

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.0 metres on one side and 0.9 metres on the other side; and
  - (ii) nothing may encroach into this required yard;
- (C) The maximum **lot coverage** is 50%;

(D) The required **parking space** must be located in the **residential building**; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(844) Exception RD 844**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line** is:

(i) 1.0 metres on one side and 0.5 metres on the other side; and

(ii) nothing may encroach into this required yard;

(C) The maximum **lot coverage** is 50%;

(D) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(F) The required **parking space** must be located in a **building**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(845) Exception RD 845**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only;

(E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(F) The maximum height of a **building** or **structure** is 10.0 metres;

(G) The maximum **lot coverage** is 50%;

(H) The required **parking space** must be located in a **building**; and

(I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(846) Exception RD 846**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the uses permitted by the zone, the **lot** may be used for a **group home**, if:

(i) it is located in an existing **detached house**;

(ii) the **lot** has a minimum **lot area** of 490 square metres; and

(iii) the minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

**(849) Exception RD 849**



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 12.0 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 26.0 metres, measured from the original centreline of the **street**, where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (F) The maximum **lot coverage** is 45%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(850) Exception RD 850

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(851) Exception RD 851

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(852) Exception RD 852

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 4.5 metres in all other cases;
- (F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 801-2020 ]

(853) Exception RD 853

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(854) Exception RD 854

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 3.0 metres in all other cases;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (H) The maximum **lot coverage** is 45%;

- (I) The required **parking space** must be located in a **building**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(855) Exception RD 855**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(856) Exception RD 856**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** on a **corner lot** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 26.0 metres, measured from the original centreline of the **street**, where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(857) Exception RD 857**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The maximum **lot coverage** is 50%;

- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(858) Exception RD 858**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only and nothing may encroach into this required yard;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(859) Exception RD 859**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Rd., Brimley Rd., Midland Ave. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Middlefield Rd., Brimley Rd., Midland Ave. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(860) Exception RD 860**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a medical office is permitted if:
  - (i) there is a maximum of one practitioner;
  - (ii) the **basement** or cellar is used only for the storage and the housing of mechanical and electrical equipment
  - (iii) the **lot** has a minimum **lot area** of 492 square metres;

- (iv) the maximum **gross floor area** is 125.4 square metres;
- (v) the minimum **side yard setback** is:
  - (a) 1.33 metres from the west **side lot line**; and
  - (b) 4.57 metres from the east **side lot line**; and
- (vi) the minimum **front yard setback** is 4.57 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(861) Exception RD 861

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 25.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(862) Exception RD 862

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 16.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(863) Exception RD 863

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 14.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(864) Exception RD 864

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 10.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(865) Exception RD 865

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 33.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(866) Exception RD 866

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 22.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(867) Exception RD 867

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 34.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(868) Exception RD 868

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 40.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(869) Exception RD 869

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 30.0 metres; and

(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(870) Exception RD 870

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 24.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(871) Exception RD 871

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 12.0 metres; and

(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(872) Exception RD 872

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 11.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(873) Exception RD 873

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 18.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(874) Exception RD 874

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 36.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

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(875) Exception RD 875

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 13.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(876) Exception RD 876

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 20.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(877) Exception RD 877

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 17.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(879) Exception RD 879

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(880) Exception RD 880

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 15.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(881) Exception RD 881

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 21.0 metres; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(882) Exception RD 882

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Section 5.10.40.70 (1), encroachments as described in this By-law are permitted into any **building setback**.
- (B) Despite Section 5.10.40.70 (2), **building setbacks** shall not apply to any part of a **building** located below ground.
- (C) Despite Section 10.5.40.10 (1), the **height** of a **building** shall be the distance between the **established grade** and the mid-point of a sloped roof.
- (D) Despite Section 10.5.40.20 (1), **building length** shall not apply to the main walls of buildings below grade.
- (E) Despite Section 10.5.40.30 (1), **building depth** shall not apply to the main walls of buildings below grade.
- (F) Despite Section 10.5.40.50 (2), a porch, deck, balcony or similar **structure** shall not be subject to the required minimum **building setbacks** of a **building**.
- (G) Despite Section 10.5.40.60 (1) (C), a **porch, deck, balcony** or similar **structure** may encroach into the required **rear yard setback** a maximum of 4.3 metres.
- (H) Despite Section 10.5.40.60 (3), **exterior stairs** shall be no longer than a maximum of 1.52 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the **building or structure**; and maintain a maximum width of 3.26 metres.
- (I) Despite Section 10.5.40.70 (1), the averaging of **front yard setbacks** shall not apply to the subject lands.
- (J) The minimum **lot area** is symbolized by the letter 'a' as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 614 square metres.
- (K) The minimum **lot frontage** is symbolized by the letter 'f' as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 18 metres.
- (L) The maximum height of a **building** shall be as shown on Diagram 3 of this By-law.
- (M) The maximum number of **detached** houses is 2.
- (N) Despite Section 10.20.40.70, the **Building Setbacks** as set out in Diagram 3 of this By-law shall apply to the subject lands.



(O) The maximum **Gross Floor Area** per single detached dwelling shall be 393 square metres.

(P) Despite Section 800.50, **Established Grade** for the purpose of establishing the permitted height shall mean the geodetic elevation of:  
162.58 for house A  
162.04 for house B

(Q) Despite Section 800.50, the **Front Lot Line** shall be deemed to be Bayview Ridge.

(R) Despite Section 800.50, **Gross Floor Area** shall exclude areas below grade for the lands zoned RD (882).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 388-2016 (OMB) ]

(883) Exception RD 883

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulations to the contrary the lands known as 10 Doncliffe Dr., may be used for a **detached house** if the yard setbacks that existed on the date of the enactment of this By-law at not further reduced.

Prevailing By-laws and Prevailing Sections: (None Apply)

(884) Exception RD 884

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulations to the contrary the lands described as Parts of **Lots** 57, 58 and 59, Plan M-275 and designated as Part 1 on Reference Plan 66R-6772, and that Part of Block A, Plan 2335, and designated as Part 7 on Reference Plan 64R-2776, may be used for a **detached house** if:

(i) access to the said lands from Riverview Dr. is provided over those parts of **Lots** 59 and 60, Plan M-275, designated as Parts 3, 4 and 5 on Reference Plan 66R-6772 and that part of **Lot** 55, Plan 2335, designated as Part 6 on Reference Plan 64R-2776; and

(ii) that all other provisions of this By-law, as amended, are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

(885) Exception RD 885

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **rear yard setback** is a minimum of 1.18 metres, if the **lot** complies with all other regulations of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(886) Exception RD 886

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.12(15) of the City of North York zoning by-law 7625.

(887) Exception RD 887

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Section 5.10.40.70 (1), encroachments as described in this By-law are permitted into any **building setback**.

- (B) Despite Section 5.10.40.70 (2), **building setbacks** shall not apply to any part of a **building** located below ground.
- (C) Despite Section 10.5.40.10 (1), the **height** of a **building** shall be the distance between the **established grade** and the mid-point of a sloped roof.
- (D) Despite Section 10.5.40.20 (1), **building length** shall not apply to the main walls of buildings below grade.
- (E) Despite Section 10.5.40.30 (1), **building depth** shall not apply to the main walls of buildings below grade.
- (F) Despite Section 10.5.40.50 (2), a porch, deck, balcony or similar **structure** shall not be subject to the required minimum **building setbacks** of a **building**.
- (G) Despite Section 10.5.40.60 (1) (C), a porch, deck, balcony or similar **structure** may encroach into the required **rear yard setback** a maximum of 4.3 metres.
- (H) Despite Section 10.5.40.60 (3), exterior stairs shall be no longer than a maximum of 1.52 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the building or structure; and maintain a maximum width of 3.26 metres.
- (I) Despite Section 10.5.40.70 (1), the averaging of **front yard setbacks** shall not apply to the subject lands.
- (J) The minimum **lot area** is symbolized by the letter 'a' as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 707 square metres.
- (K) The minimum **lot frontage** is symbolized by the letter 'f' as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 18 metres.
- (L) The maximum height of a **building** shall be as shown on Diagram 3 attached to this By-law.
- (M) The maximum number of **detached** houses is 2.
- (N) Despite Section 10.20.40.70, the **Building Setbacks** as set out in Diagram 3 attached to this By-law shall apply to the subject lands.
- (O) The maximum **Gross Floor Area** per single detached dwelling shall be 452 square metres.
- (P) Despite Section 800.50, **Established Grade** for the purpose of establishing the permitted height shall mean the geodetic elevation of:  
162.98 for House C  
162.63 for House D
- (Q) Despite Section 800.50, the **Front Lot Line** shall be deemed to be Bayview Ridge.
- (R) Despite Section 800.50, **Gross Floor Area** shall exclude areas below grade for the lands zoned RD (887).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 385-2016 (OMB) ]

**(888) Exception RD 888**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.13(33) of the City of North York zoning by-law 7625.

**(889) Exception RD 889**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.13(34) of the City of North York zoning by-law 7625.

**(892) Exception RD 892**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 24 Malcolm Rd., Section 6.2.4.1, of the former Town of Leaside zoning by-law 1916.

(893) Exception RD 893

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 30 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.8 metres from one **side lot line** and 4.2 metres from the other **side lot line**;
- (C) The minimum **building setback** from a **rear lot line** is 9.5 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (D) The maximum total floor area permitted for **ancillary buildings** under 10.5.60.50(2) does not apply; and [ By-law: 559-2014 (OMB PL130592) ]
- (E) The maximum **lot coverage** permitted for **ancillary buildings** under 10.5.60.70(1) does apply.
- (F) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 11.0 metres despite regulation 10.20.40.10(4)(A), and 10.20.40.10(4)(C) does not apply. [ By-law: 559-2014 (OMB PL130592) ]
- (G) Regulation 10.20.40.50 (1), regarding platforms such as a deck or balcony, does not apply. [ By-law: 580-2017 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(894) Exception RD 894

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27597; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(895) Exception RD 895

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

- (A) The minimum **front yard setback** is 30 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.8 metres from one **side lot line** and 4.2 metres from the other **side lot line**;
- (C) The minimum **building setback** from a **rear lot line** is 9.5 metres;
- (D) The maximum total floor area permitted for **ancillary buildings** under 10.5.60.50(2) does not apply; [ By-law: 559-2014 (OMB PL130592) ]
- (E) The maximum **lot coverage** permitted for **ancillary buildings** under 10.5.60.70(1) does apply.
- (F) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 11.0 metres despite regulation 10.20.40.10(4)(A), and 10.20.40.10(4)(C) does not apply. [ By-law: 559-2014 (OMB PL130592) ]
- (G) Regulation 10.20.40.50 (1), regarding platforms such as a deck or balcony, does not apply. [ By-law: 580-2017 ]

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 26788.

(897) Exception RD 897

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Private garages may be erected on **Lots** 274 to 283 inclusive, Plan M-346, if:
- (i) the minimum **front yard setback** is not less than 0.6 metres;
  - (ii) the minimum **side yard setback** is not less than 1.2 metres; and
  - (iii) the **rear yard setback** is not less than 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(898) Exception RD 898

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.8 metres; and
- (B) In addition to the uses permitted by the zone, the **lot** may be used for a veterinary office, if:
- (i) it is located in an existing **detached house**;
  - (ii) the **building** is the principal residence of the veterinarian;
  - (iii) is not operated as a **veterinary hospital** or animal clinic; and
  - (iv) it does not include the boarding or lodging of animals.

Prevailing By-laws and Prevailing Sections: (None Apply)

(899) Exception RD 899

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 418-2000.

(900) Exception RD 900

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

- (A) The minimum **front yard setback** is 30 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.8 metres from one **side lot line** and 4.2 metres from the other **side lot line**;
- (C) The minimum **building setback** from a **rear lot line** is 9.5 metres;
- (D) The maximum total floor area permitted for **ancillary buildings** under 10.5.60.50(2) does not apply; and
- (E) The maximum **lot coverage** permitted for **ancillary buildings** under 10.5.60.70(1) does apply.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 22010.

(901) Exception RD 901

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a respite centre with **ancillary** administrative offices is also permitted if:
- (i) it has a minimum of 2 **parking spaces**;
  - (ii) it does not accommodate more than 10 persons; and

(iii) it complies with all the other requirements for the zone.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(902) Exception RD 902

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1098-2006 (OMB).

(903) Exception RD 903

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.4 metres;

(B) The minimum **front yard setback** is 9.0 metres;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres from one **side lot line** and 0.6 metres from the other **side lot line**;

(D) The minimum **building length** is 19.4 metres;

(E) The maximum **driveway** slope is 3%;

(F) The maximum **first floor** elevation above **established grade** is 2.2 metres; and

(G) Despite regulations to the contrary, a porch may encroach a maximum of 3.7 metres into a required **front yard setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(904) Exception RD 904

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(905) Exception RD 905

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 7.3 metres, except that for a **corner lot** the minimum **lot frontage** is 7.1 metres;

(B) The minimum **lot area** is 278 square metres, except that for a **corner lot** the minimum **lot area** is 269 square metres;

(C) The minimum **front yard setback** is 9 metres;

(D) The minimum **rear yard setback** is 10 metres;

(E) The minimum south **side yard setback** is 1.22 metres;

(F) The minimum north **side yard setback** is 0.31 metres;

(G) The maximum **building depth** is 18.5 metres;

(H) The maximum **lot coverage** is 37%;

(I) The maximum **building** height is the lesser of 2 **storeys** and 7.5 metres;

(J) The maximum height of the **first floor** must not be more than 1.1 metres above **established grade**;

- (K) Belt courses, chimney breasts, cornices, eaves or gutters, pilasters and sills may project into any required yard setback not more than 0.5 metres, except that the permitted maximum projection into the required north **side yard setback** is 0.25 metres;
- (L) A minimum of 50% of the **front yard** must be maintained as **landscaping** where **landscaping** means trees, shrubs, flowers, vegetables and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape architectural elements or any combination of these. **Landscaping** does not include **driveways** or parking areas and directly associated elements such as curbs or retaining walls; and
- (M) A minimum of 75% of the **front yard** not covered by a permitted **driveway** must be maintained as **soft landscaping** where **soft landscaping** means trees, shrubs, grass, flowers, vegetables and other vegetation but does not include hard surfaced areas such as, but not limited to, **driveways**, parking areas, decorative stonework, walkways, patios, screening or other landscape architectural elements.

Prevailing By-laws and Prevailing Sections: (None Apply)

(906) Exception RD 906

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.8 metres; and
- (B) In addition to the uses permitted by the zone, business offices and professional offices are also permitted if:
  - (i) the use is located in a **building** that existed on the **lot** in 1983; and
  - (ii) there is a minimum of 10 **parking spaces** in the **rear yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(907) Exception RD 907

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.8 metres; and
- (B) In addition to the uses permitted by the zone, professional office, pharmacy and medical **laboratory** are also permitted if the use is located in a **building** that existed on the **lot** on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(908) Exception RD 908

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 122 Dawes Rd., Section 7.4.4.1, of the former Borough of East York zoning by-law 6752.

(909) Exception RD 909

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1076 Pape Ave., Section 7.4.4.2, of the former Borough of East York zoning by-law 6752.

(910) Exception RD 910

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.4.4.4 , of the former Borough of East York zoning by-law 6752.

(911) Exception RD 911

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 662 Victoria Park Ave., Section 7.4.4.5, of the former Borough of East York zoning by-law 6752.

(912) Exception RD 912

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 10 metres;
- (B) The minimum **side yard setback** is 3 metres on each side;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres; [ By-law: 580-2017 ]
- (E) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(913) Exception RD 913

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 22 metres;
- (B) The minimum **side yard setback** is 3 metres on each side;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
- (E) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(914) Exception RD 914

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 81 Peard Rd., Section 7.5.4.8, of the former Borough of East York zoning by-law 6752.

(915) Exception RD 915

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If the **lot** has a **detached house**:

(i) on **Lot** 176, Plan M-1242 an **ancillary building** may be erected in the southerly **side yard** if all other applicable regulations are complied with; and

(ii) on **Lot** 175, Plan M-1242 an **ancillary building** may be erected in the northerly **side yard** if all other applicable regulations are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

(916) Exception RD 916

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 206-2005. [ By-law: 607-2015 ]

(917) Exception RD 917

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1046-2005. [ By-law: 607-2015 ]

(918) Exception RD 918

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 80 Eldon Ave., Section 12.1.20, of the former Borough of East York zoning by-law 6752.

(920) Exception RD 920

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 337 Cedarvale Ave., Section 12.1.30, of the former Borough of East York zoning by-law 6752.

(921) Exception RD 921

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **side yard setback** is 1.8 metres for a **building** with a **dwelling unit**.



Prevailing By-laws and Prevailing Sections: (None Apply)

(A) Section 64.13(3) of the City of North York zoning by-law 7625.

(922) Exception RD 922

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(923) Exception RD 923

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) These lands must comply with exception 900.3.10(1462); and
- (E) On the lands municipally known as 109 Cass Ave., the minimum **lot frontage** is 13.0 metres and the minimum **lot area** is 548.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(924) Exception RD 924

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(925) Exception RD 925

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**;
- (G) These lands must comply with exception 900.3.10(1462); and
- (H) On the lands municipally known as 16 Belgreen Ave., the minimum **building setback** from the **front lot line** is 5.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(926) Exception RD 926

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(927) Exception RD 927

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(928) Exception RD 928

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(929) Exception RD 929

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;

- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) These lands must comply with exception 900.3.10(1462); and
- (F) On the **lots** municipally known as 145 and 147 Earlton Dr., the minimum **front yard building setback** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(930) Exception RD 930

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(931) Exception RD 931

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 9.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(932) Exception RD 932

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into this required yard setback;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(933) Exception RD 933

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 9.0 metres where the **lot line** abuts Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(934) Exception RD 934

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(935) Exception RD 935

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(936) Exception RD 936

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Dr.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) These lands must comply with exception 900.3.10(1462); and
- (I) On the lands municipally known as 35 Tamora Ct., if a **detached house** existed on the date of the date of the enactment of this by-law, the minimum **building setback** from the **front lot line** is 4.68 metres and the minimum **building setback** from the westerly **lot line** is 1.35 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(937) Exception RD 937

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) These lands must comply with exception 900.3.10(1462);
- (H) On the lands municipally known as 2651 Kennedy Rd. the maximum **gross floor area** permitted is 198.0 square metres; and
- (I) On the lands municipally known as 2697 Kennedy Rd. on office is permitted in a **detached house** that existed on the **lot** in 1988 if:
  - (i) the office use is only for the production of computer software; and
  - (ii) all **parking spaces** and **landscaping** areas in existence on January 1, 1989 are retained.

Prevailing By-laws and Prevailing Sections: (None Apply)

(938) Exception RD 938

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres; and

(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(939) Exception RD 939

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(940) Exception RD 940

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in a **building**;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(941) Exception RD 941

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from the **front lot line** is;
  - (i) 33.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) These lands must comply with exception 900.3.10(1462); and
- (F) A detached garage may be located in the **front yard** if it is not located in the required **front yard building setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(942) Exception RD 942

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The required **parking space** must be located in the **residential building**; and

(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(943) Exception RD 943

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 7.5 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) These lands must comply with exception 900.3.10(1462); and
- (G) On the lands municipally known as 2493 Kennedy Rd. a medical office is permitted if:
  - (i) it does not occupy more than 25% of the **gross floor area** of the **building**;
  - (ii) it does not have more than 1 employee; and
  - (iii) one sign having a maximum area of 28.0 square centimetres is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(944) Exception RD 944

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(945) Exception RD 945

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (B) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The required **parking space** must be located in a **building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(946) Exception RD 946

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 9.0 metres where the **lot line** abuts Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres on one side only;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 6.0 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(947) Exception RD 947

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) A garage must be set back a minimum of 0.6 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**;
- (E) These lands must comply with exception 900.3.10(1462); and
- (F) On the lands municipally known as 2577 Kennedy Rd.:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) a detached garage or carport may be located in the **front yard** if it is a minimum of 41.0 metres from the centreline of Kennedy Rd., 10.0 metres from the north **lot line** and 0.6 metres from the south **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(948) Exception RD 948

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(949) Exception RD 949

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(950) Exception RD 950



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **rear lot line** is 13.0 metres;
- (D) A garage must be set back a minimum of 0.9 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(951) Exception RD 951

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) A garage must be set back a minimum of 0.9 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(952) Exception RD 952

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Kennedy Rd. or Finch Ave.; and
  - (ii) 6.0 metres in all other cases;
- (B) Despite (A) the side **main wall** of a garage must be a minimum of 3.0 metres from a **side lot line** that abuts a **street** other than Kennedy Rd. or Finch Ave.;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(953) Exception RD 953

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(954) Exception RD 954

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Dr.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(955) Exception RD 955

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 9.0 metres where the **lot line** abuts Kennedy Rd.;
  - (ii) 7.5 metres where the **lot line** abuts Huntingwood Dr.; and
  - (iii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) These lands must comply with exception 900.3.10(1462); and
- (E) On the lands municipally known as 857 Huntingwood Dr.; a **building** existing on the date of enactment of this by-law may remain as sited.

Prevailing By-laws and Prevailing Sections: (None Apply)

(956) Exception RD 956

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(957) Exception RD 957

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 27.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave., Finch Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in a **building**;
- (G) The office of veterinary doctor existing on the date of the enactment of this By-law is permitted if:
  - (i) a **dwelling unit** that is the principal residence of an employee of the veterinary office is retained;
  - (ii) no activities occur outside;
  - (iii) no boarding of animals occurs;
  - (iv) the maximum interior floor area used for the veterinary office including storage and washroom space must not exceed 162 square metres;
  - (v) the number of **parking spaces** on the **lot** do not exceed 6; and
  - (vi) **parking spaces** are located in a yard that abuts a **street**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(958) Exception RD 958

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(959) Exception RD 959

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(960) Exception RD 960

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from the southerly **lot line** abutting **Lot 9** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres of the other side and nothing may encroach into this required yard setback;
- (D) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(961) Exception RD 961

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]
- (B) Parking Access to a **lot** abutting a **lane** or flanking **street** must be from the **lane** or flanking **street**. [ By-law: PL130592 Mar\_2018 ]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 380, 382, 384, 386 Rosewell Ave. and part of 1451 Avenue Rd. in 1988, Section 12(1)8 of former City of Toronto By-law 438-86. [ By-law: 348-2021 ]

(962) Exception RD 962

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.5 metres; and
- (B) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(963) Exception RD 963

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 8.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(964) Exception RD 964

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(965) Exception RD 965

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(966) Exception RD 966

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For **lots** municipally known as 8 to 24, and 33 Blyth Hill Rd., the minimum **front yard setback** is 10.7 metres; and

(B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(968) Exception RD 968

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 80 and 82 Chapman Ave., Section 7.5.4.39, of the former Borough of East York zoning by-law 6752.

(971) Exception RD 971

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) lands on Registered Plan M-809 may be used for a **detached house** if the minimum **front yard setback** is 9.14 metres;

(B) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;

(C) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:

(i) the required **building setback** from that **lot line**; or

(ii) 6.0 metres; [ By-law: 580-2017 ]

(D) The maximum **lot coverage** for **ancillary buildings** is 5%; and

(E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(972) Exception RD 972

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** for lands on Registered Plan M-809 is 9.14 metres;

(B) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;

(C) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply;

(D) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:

(i) the required **building setback** from that **lot line**; or

(ii) 6.0 metres; [ By-law: 580-2017 ]

(E) The maximum **lot coverage** for **ancillary buildings** is 5%; and

(F) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(973) Exception RD 973

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Lands on Registered Plan M-809 may be used for a **detached house** if the **lot** has a minimum **front yard setback** of 9.14 metres;
- (B) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (C) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres; [ By-law: 580-2017 ]
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres; and
- (F) A swimming pool may be constructed in the **front yard** of the existing **detached house** located on **lot** 95, Plan M-809, if the swimming pool is set back a minimum distance of 16.8 metres from the northerly limit of Shady Oaks Cres., and 2.74 metres from the westerly **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(974) Exception RD 974

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metre;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36 metres, where the **lot line** abuts Sheppard Ave. or Finch Ave. measured from the original centreline of the road;
  - (ii) and 6.0 metres in all other cases;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(975) Exception RD 975

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is:
  - (i) 15.0 metres from Fifeshire Rd.; and
  - (ii) 18.0 metres from Bayview Ave.;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;

(D) The maximum **lot coverage** for **ancillary buildings** is 5%; and

(E) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(976) Exception RD 976

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **detached house** the following standards apply:

- (i) the minimum **building setback** from a **side lot line** is 1.2 metres;
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (iii) the required **parking spaces** must be located in the **residential building**;
- (iv) the minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 27.0 metres, measured from the original centreline of the **street**; and

(B) A **place of worship** is permitted if it complies with all the following:

- (i) the minimum **building setback** from a **lot line** that abuts a **street** is:
  - (a) 27.0 metres where the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd., measured from the original centreline of the **street**; and
  - (b) 12.0 metres in all other cases;
- (ii) the minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (iii) the **gross floor area** used for a **place of worship** must not be more than 80% of the area of that portion of the **lot** with the **place of worship**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(977) Exception RD 977

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For the lands municipally known as 40 to 46 (even only) Risa Blvd. and 3 to 15 (odd only) Topview Ct.:

- (i) the minimum **lot frontage** is 7.0 metres;
- (ii) the minimum **lot area** is 250 square metres;
- (iii) the minimum **rear yard setback** is 4.3 metres;
- (iv) the minimum **side yard setback** is 1.2 metres on one side and 0.6 metres on the other side;
- (v) the maximum **building height** is the lesser of 3 **storeys** and 8.8 metres;
- (vi) the maximum **building length** is 16.8 metres;
- (vii) for a key **lot**, the maximum **building length** is measured from the **front wall** of the **building**; and
- (viii) for those lands shown as **Lot 2** (40 Risa Blvd.) the maximum **lot coverage** is 39%; and

(B) For the lands municipally known as 33 to 39 (odd only) Risa Blvd.:

- (i) the minimum **lot frontage** is 8.5 metres;
- (ii) the minimum **front yard setback** is 7.5 metres;
- (iii) the minimum **side yard setback** is 1.2 metres on one side and 0.6 metres on the other side;
- (iv) the maximum **building height** is the lesser of 3 **storeys** and 8.8 metres;
- (v) the maximum **building length** is 16.8 metres; and
- (vi) the maximum **driveway slope** is 10%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(978) Exception RD 978

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 4.6 metres;
- (B) The minimum **rear yard setback** is 7.9 metres;
- (C) The minimum east **side yard setback** is 0.48 metres;
- (D) The minimum west **side yard setback** is 1.2 metres;
- (E) The minimum **side yard setback** for a garage without a room above is 0.6 metres; and
- (F) The maximum **lot coverage** is 45%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(979) Exception RD 979

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 12.1 metres;
- (B) The minimum **lot area** is 527 square metres;
- (C) The minimum **front yard setback** is 6.1 metres;
- (D) The minimum **rear yard setback** is 7.5 metres; and
- (E) The minimum **side yard setback** is 1.2 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(980) Exception RD 980

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.5 metres;
- (B) The minimum **lot area** is 350 square metres;
- (C) The minimum **side yard setback** is 0.3 metres and the total of both **side yard setbacks** must be a minimum of 1.5 metres;
- (D) The maximum **building** height is the lesser of 8.8 metres and 3 **storeys**;
- (E) The minimum width of a mutual **driveway** is 3.0 metres of which a minimum of 1.5 metres must be on each abutting **lot**;
- (F) The minimum **rear yard setback** for garages and **ancillary buildings** is 7.5 metres; and
- (G) No **open storage** is permitted to be located behind a garage in the **rear yard**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(981) Exception RD 981

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted in the zone, a business office and professional office is also permitted if:
  - (i) the office is located in an **detached house** that existed on the date of the enactment of this By-law; and
  - (ii) a **parking space** must be located in the **rear yard**.



Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(982) Exception RD 982

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, the **lot** may be used for a business office and professional office, if:
  - (i) the maximum **gross floor area** of the **building** is not more than 50% of the **lot area**;
  - (ii) the minimum **front yard setback** is 4.8 metres;
  - (iii) the minimum **building setback** from the west **side lot line** is 1.8 metres; and
  - (iv) the minimum **building setback** from the east **side lot line** is 7.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(983) Exception RD 983

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only uses permitted are a **place of worship** and a religious and cultural centre;
- (B) A maximum of two **places of worship** are permitted and no separation distance is required between the two;
- (C) A **landscape strip** along the **side lot line** and **rear lot line** is not required;
- (D) The maximum **building** height is the lesser of 3 **storeys** and 14.0 metres;
- (E) The minimum **building setbacks** are:
  - (i) 15.2 metres from the **front lot line**;
  - (ii) 32.8 metres from the **rear lot line**;
  - (iii) 5.5 metres from the north **side lot line**; and
  - (iv) 4.3 metres from the south **side lot line**;
- (F) A minimum of 120 **parking space** are located on the **lot**; and
- (G) A **parking space** must be set back at least 3.0 metres from a **side lot line** and **rear lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(984) Exception RD 984

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone a parking area to service the **retail stores, personal service shop** and **service shops** at 2883-2885 Dufferin St. is also permitted;
- (B) The minimum length of a **parking space** is 5.5 metres; and
- (C) The minimum parking aisle width including the adjacent right-of-way is 4.2 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(985) Exception RD 985

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted in the zone, a medical office if:
  - (i) the office is only used by one dentist; and
  - (ii) the office is located in a **building** that existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(986) Exception RD 986

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted in the zone a parking area to service the **retail stores, personal service shop and service shops** on the abutting lands at 127-129 Willowdale Ave. is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(987) Exception RD 987

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted in the zone, a hair dressing salon if:
  - (i) the maximum **interior floor area** of the beauty salon is 55 square metres; and
  - (ii) the required parking may be provided in tandem and such **parking space** may have interrupted access to a public **street** by means of a **lane**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(988) Exception RD 988

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted in the zone, lands described as Block K1, Plan M0834, may be used for a community center and **day nursery** if a minimum of six **parking spaces** are located on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(989) Exception RD 989

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, lands described as **Lots 20, 21 Plan M-1825**, may be used for a religious institution if:
  - (i) the minimum **lot frontage** is 24.0 metres;
  - (ii) the minimum **lot area** is 800 square metres;
  - (iii) the minimum **building setback** from a **lot line** is:

- (a) 1.5 metres from the **front lot line**;
  - (b) 1.8 metres from the north **lot line**
  - (c) 1.2 metres from the south **lot line**; and
  - (d) 7.5 metres from the **rear lot line**; and
- (iv) the maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(990) Exception RD 990

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, the lands may be used for a school providing instruction in the operation of motor **vehicles** if:
- (i) the **dwelling unit** is the principal residence of the driving school teacher;
  - (ii) the maximum **gross floor area** to be devoted to the driving school and **ancillary** offices uses is 13.4 square metres;
  - (iii) the minimum **building setback** from a **lot line** is:
    - (a) 7.6 metres from the **front lot line**;
    - (b) 1.22 metres from the northerly **side lot line**; and
    - (c) 3.3 metres from the southerly **side lot line**; and
  - (iv) a garage must be set back a minimum of 0.27 metres from the **rear lot line** and 0.91 metres from the southerly **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(991) Exception RD 991

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is:
- (i) 1.2 metres on each side for a one **storey building**; and
  - (ii) 1.2 metres on one side and 1.8 metres on the other side for a two **storey building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(992) Exception RD 992

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.2 metres;
- (B) The minimum **lot area** is 263 square metres;
- (C) The minimum **front yard setback** is 4.6 metres; [ By-law: 1268-2023 ]
- (D) The minimum south **side yard setback** is 0.6 metres; [ By-law: 1268-2023 ]
- (E) The minimum north **side yard setback** is 1.2 metres; [ By-law: 1268-2023 ]
- (F) The minimum **rear yard setback** is 10.5 metres; [ By-law: 1268-2023 ]
- (G) The maximum **lot coverage** is 36.1%; and
- (H) The maximum **building length** is 16.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(994) Exception RD 994

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(244) of the former City of York zoning by-law 1-83. [ By-law: 451-2022 ]

(995) Exception RD 995

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres; and
- (F) In addition to the uses permitted by the zone, a **day nursery** is permitted if: it is located in a **place of worship building** or a **building** that is **ancillary** to a **place of worship**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(996) Exception RD 996

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 81 Clouston:
  - (i) the maximum **lot coverage** is 35%; and
  - (ii) the minimum **rear yard setback** is 7.6 metres; and
- (B) On 79A Clouston:
  - (i) the maximum **lot coverage** is 35%;
  - (ii) the maximum floor space index is 0.4;
  - (iii) the minimum **rear yard setback** is 7.6 metres; and
  - (iv) the minimum **side yard setback** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(997) Exception RD 997

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a **day nursery** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(998) Exception RD 998

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 15 metres; and
- (B) The minimum **side yard setback** is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(999) Exception RD 999

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 108-2001(OMB).

(1000) Exception RD 1000

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a **day nursery** is permitted if it is located in a **place of worship building** or a **building** that is **ancillary** to a **place of worship**;
- (B) The minimum **front yard setback** is 12.0 metres;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) A balcony, porch or sundeck located at or above the second **storey** or gaining access from the second **storey** of the **building** is not subject to Regulation 10.20.40.50 (1) if it is set back from a **lot line** the greater of:
  - (i) the required **building setback** from that **lot line**; or
  - (ii) 6.0 metres; [ By-law: 580-2017 ]
- (E) The maximum **lot coverage** for **ancillary buildings** is 5%; and
- (F) The maximum total floor area for **ancillary buildings** is 100 square metres.

Prevailing By-laws and Prevailing Sections: (None apply)

(1001) Exception RD 1001

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a **day nursery** is permitted if it is located in a **place of worship building** or a **building** that is **ancillary** to a **place of worship**;
- (B) The minimum **front yard setback** is 5.5 metres;
- (C) The minimum **side yard** is 1.2 metres;
- (D) The minimum **side yard setback** for a **lot** that abuts a **street** is 1.5 metres;
- (E) The minimum **rear yard setback** is 7.5 metres; and
- (F) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1003) Exception RD 1003

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) In addition to the uses permitted in the zone, the lands described as the whole of **Lot 33**, Plan 3264, may be used for the purposes of a telephone Switching Centre, if all other regulations of this By-law are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1004) Exception RD 1004

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1005) Exception RD 1005

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.8 metres; and
- (B) In addition to the uses permitted by the zone, the **lot** may be used for a **personal service shop**, if:
  - (i) it is located in a **building** that existed on September 19, 2000;
  - (ii) the maximum **interior floor area** used for a **personal service shop** is 69 square metres;
  - (iii) the minimum **front yard setback** is 2.7 metres;
  - (iv) the maximum number of **parking spaces** is 5; and
  - (v) the minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1006) Exception RD 1006

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a business office and professional office is also permitted, if:
  - (i) it is located in a **building** that existed on the date of the enactment of this By-law;
  - (ii) the total **interior floor area** of the offices is not more than 148 square metres;
  - (iii) the **lot** has a minimum **lot area** of 547 square metres;
  - (iv) the **lot** has a minimum frontage of 12.0 metres;
  - (v) the **building setback** is:
    - (a) a minimum of 1.25 metres from the south **side lot line**; and
    - (b) a minimum of 1.29 metres from the north **lot line**;
  - (vi) a minimum of 4 **parking spaces** exist on the **lot** for the uses of the office and the **dwelling unit**;
  - (vii) the minimum length of a **parking space** is 5.5 metres; and
  - (viii) the regulations for **front yard landscaping** do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1007) Exception RD 1007

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 10.0 metres;
- (B) The maximum height of a **building** is 12.5 metres and a maximum of 3 **storeys**, except for the lands in the block contained within the boundary of Cross St., Church St., King George Rd. and Coulter Ave., in which case the maximum height of a **building** is 10.5 metres and a maximum of 3 **storeys**;
- (C) The maximum floor space index is equal to the sum of the following:
  - (i) floor space index of 0.6 for the first 370.0 square metres of **lot area**;

- (ii) plus floor space index of 0.4 for that portion of the **lot area** in excess of 370 square metres but less than or equal to 600 square metres, if any; and
- (iii) plus floor space index of 0.2 for that portion of the **lot area** in excess of 600.0 square metres, if any;
- (D) The minimum **front yard setback** is equal to 1.0 metre less than the average existing **front yard setback** of the abutting **residential buildings** on each side of the **lot**. If there is an abutting **residential building** on one side only, the minimum required **front yard setback** is equal to 1.0 metre less than the setback of such **residential building**. If there are no abutting **residential buildings** on either side of the **lot**, the minimum required **front yard setback** is 6.0 metres;
- (E) The minimum **rear yard setback** is 9.0 metres;
- (F) The minimum **side yard setback** is 1.2 metres;
- (G) The minimum percentage of the **landscaping** area of the **front yard**, excluding the area covered by any porch, verandah, deck or balcony is:
  - (i) on a **lot** having a frontage of 10 metres or greater: 40%; and
  - (ii) on a **lot** having a frontage of less than 10 metres: 35%;
- (H) No portion of the required **front yard landscaping** area may be used for the parking of **vehicles**;
- (I) The maximum width of walkways located in the **front yard** is 1.06 metres;
- (J) **Vehicle** access to an on-site parking area on a **corner lot** is from the flanking **street**;
- (K) No garage may have a finished floor elevation lower than the elevation of the crown of the road from which access to the private garage is provided;
- (L) An integral garage is prohibited if the **lot frontage** is less than 10 metres, except for a **corner lot** to which access to the private garage is provided across the **side lot line**. For the purpose of this exception, an integral garage means a portion of a **building** that is designed and capable of being used for sheltering not more than 3 **vehicles**, each within a **parking space** that is used only by the occupants of the **premises** on which it is located; and
- (M) The following properties municipally known as:  
75, 75A, 77, 79, 81, and 83 Coulter Ave.; 8, 10, 34 and 34A Cross St.; 6, and 7 Conron Pl.; 6, 8, 14, 14B, 16, 18, 19, 19A, 35, 35A, 45 and 47 Church St.; 1, 3, 5, 7, 9, 11, 15, 17, 19, 21, 23, 25, 27, and 29 King George Rd.; 49, and 57/57A George St.; 23, and 25 Fern Ave.; and 25, 27, 29, and 31 Little Ave., may:
  - (i) continue to be used for a **semi-detached house** if any additions or alterations to the **semi-detached house** existing on the **lot** on the date of enactment of this By-law comply with the provisions of this By-law; or
  - (ii) be used to build a **semi-detached house** following the demolition of the existing **semi-detached house** if all other applicable regulations of this By-law are complied with.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1008) Exception RD 1008

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(250) of the former City of York zoning by-law 1-83.

(1009) Exception RD 1009

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **crisis care shelter**, accommodating a maximum of 25 people exclusive of staff, is permitted if:
  - (i) the minimum **lot frontage** is 21.7 metres;
  - (ii) the maximum height of the **building** is 2 **storeys**;
  - (iii) the maximum **gross floor area** of the **building** is 800 square metres;
  - (iv) the minimum **front yard setback** is 2.7 metres;

- (v) the minimum **rear yard setback** is 20.0 metres;
- (vi) the minimum east **side yard setback** is 3.5 metres;
- (vii) the minimum west **side yard setback** is 0.7 metres;
- (viii) **ancillary buildings** are not permitted; and
- (ix) the minimum number of on-site **parking spaces** is 5.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1010) Exception RD 1010

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These lands may have a maximum of four **lots**;
- (B) One **lot** must have a minimum **lot area** of 515 square metres and another **lot** must have a minimum **lot area** of 540 square metres; and
- (C) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1011) Exception RD 1011

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** for **lots** fronting on Spring Garden Avenue is 22.0 metres. [ By-law: 559-2014 (OMB PL130592) ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1013) Exception RD 1013

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the west **side lot line** is 0.3 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1014) Exception RD 1014

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.8 metres; and
- (B) A **public school** or **private school**, and a **student residence**, are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1015) Exception RD 1015

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(427) of the former City of York zoning by-law 1-83.

(1016) Exception RD 1016



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(186) of the former City of York zoning by-law 1-83.

(1017) Exception RD 1017

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 22 Rivercrest Rd., Section 16(59) of the former City of York zoning by-law 1-83.

(1018) Exception RD 1018

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by the zone, a medical office and dental office is also permitted if the **dwelling unit** is the principal residence of the practitioner;
- (B) One **semi-detached house** is permitted on the lands known as 17 and 17A Elhurst Ct.;
- (C) The maximum height of a **detached house** is 1 **storey**; and
- (D) The maximum height of a private garage is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1019) Exception RD 1019

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **building** used for **recreation uses** may be expanded or rebuilt if the maximum **gross floor area** of the **building** is less than twice the **gross floor area** of the **building** existing on April 1, 1962 and the **building** continues to be used for **recreation uses** serving the local residents.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1020) Exception RD 1020

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(21) of the former City of York zoning by-law 1-83.

(1021) Exception RD 1021

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in the **residential building**;

- (E) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
- (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1022) Exception RD 1022

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.;
  - (ii) 36.0 metres, where the **lot line** abuts Finch Ave., measured from the original centreline of the **street**;
  - (iii) 25.0 metres, where the **lot line** abuts Brimley Rd., measured from the original centreline of the **street**; and
  - (iv) 6.0 metres where the **lot line** abuts any other **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in the **residential building**;
- (G) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1023) Exception RD 1023

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (E) The required **parking space** must be located in the **residential building**;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1024) Exception RD 1024

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.;
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1025) Exception RD 1025

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1026) Exception RD 1026

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Ave., McCowan Rd. or Middlefield Rd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1027) Exception RD 1027

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Ave., Brimley Rd. or Midland Ave.;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1028) Exception RD 1028

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1029) Exception RD 1029

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Ave., Brimley Rd. or Midland Ave.;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1030) Exception RD 1030

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1031) Exception RD 1031

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a line that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The maximum **lot coverage** is 50%;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1032) Exception RD 1032

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts McCowan Rd., Brimley Rd. or Brimwood Blvd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1033) Exception RD 1033

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) The maximum **lot coverage** is 40%;
- (D) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1034) Exception RD 1034

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (C) The maximum **lot coverage** is 40%;
- (D) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1035) Exception RD 1035

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (B) The maximum **lot coverage** is 50%;
- (C) The required **parking space** must be located in a **building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1036) Exception RD 1036

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (E) The maximum **lot coverage** is 50%;
- (F) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1037) Exception RD 1037

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (C) The maximum **lot coverage** is 50%;
- (D) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1038) Exception RD 1038

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (E) The maximum **lot coverage** is 50%;
- (F) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1039) Exception RD 1039

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The maximum **lot coverage** is 40%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1040) Exception RD 1040

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1041) Exception RD 1041

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;
- (C) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The maximum **lot coverage** is 50%;
- (E) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1042) Exception RD 1042

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;
- (B) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1043) Exception RD 1043

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The maximum **lot coverage** is 40%;



- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1044) Exception RD 1044

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.0 metres on one side only;
- (E) The maximum **lot coverage** is 50%;
- (F) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1045) Exception RD 1045

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.6 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1046) Exception RD 1046

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts White Heather Boulevard or Richmond Park Boulevard; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1047) Exception RD 1047

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The maximum **building setback** from a **lot line** that abuts Middlefield Rd. is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (D) The maximum **lot coverage** is 40%;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1048) Exception RD 1048

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1049) Exception RD 1049

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The maximum **building setback** from a **lot line** that abuts Middlefield Rd. is 6.0 metres;
- (E) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.0 metres on one side only;
- (F) The maximum **lot coverage** is 50%;
- (G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1050) Exception RD 1050

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.0 metres on one side only;
- (E) The maximum **lot coverage** is 50%;
- (F) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1051) Exception RD 1051

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1052) Exception RD 1052

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Dr. or Chartland Blvd. South; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1053) Exception RD 1053

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:

- (i) 9.0 metres for **lots** 1, 2 3 and 4; and
- (ii) 6.0 metres in all other cases;

- (D) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1054) Exception RD 1054

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 36.0 metres where the **lot line** abuts Finch Ave. or McCowan Rd.;
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (C) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1055) Exception RD 1055

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1056) Exception RD 1056

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts Finch Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in a **building**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1057) Exception RD 1057

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Dr. or Chartland Blvd. S.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1058) Exception RD 1058

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Huntingwood Dr. or Chartland Blvd. S.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1059) Exception RD 1059

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1060) Exception RD 1060

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Ave., Brimley Rd. or Chartland Blvd. South; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1061) Exception RD 1061

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An addition to the **detached house** on the site may be permitted if the **rear yard setback** is at least 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1062) Exception RD 1062

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 6.0 metres; and
- (B) The minimum **building setback** from the west **lot line** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1063) Exception RD 1063

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The site may be used for two **residential buildings**; one **apartment building** with a maximum of ten **dwelling units** and the other a **duplex building**; and
- (B) The minimum **front yard setback** is 27.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1064) Exception RD 1064

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Victoria Park Ave.;

- (ii) 7.5 metres if the **lot line** abuts Chester Le Blvd. and Pharmacy Ave.; and
- (iii) 6.0 metres from any other **street**;

- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1065) Exception RD 1065

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Pharmacy Ave. or Warden Ave.; and
  - (ii) 6.0 metres from any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1066) Exception RD 1066

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1067) Exception RD 1067

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1068) Exception RD 1068

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Pinemeadow Blvd. or Collingsbrook Blvd.; and
  - (ii) 4.5 metres from any other **street**;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (F) An attached garage must be at least 0.3 metres from a **side lot line**;
- (G) The maximum **lot coverage** is 40%; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1069) Exception RD 1069

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 3.0 metres if the **lot depth** is less than 30.5 metres; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **rear lot line** is:
  - (i) 7.5 metres if the **lot depth** is more than 30.5 metres; and
  - (ii) 6.0 metres in all other cases;
- (F) The maximum **building depth** is 18.0 metres if the **lot depth** is more than 30.5 metres;
- (G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (H) An attached garage must be at least 0.3 metres from a **side lot line**;
- (I) The maximum **lot coverage** is:
  - (i) 45% if the **lot depth** is more than 30.5 metres; and
  - (ii) 40% in all other cases; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1070) Exception RD 1070

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;



- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LaPeer Blvd.; and
  - (ii) 6.0 metres from any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1071) Exception RD 1071

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres on one side only;
- (B) The maximum **lot coverage** is 50%;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1072) Exception RD 1072

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 8.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) Nothing may encroach into a required **side yard**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1073) Exception RD 1073

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (D) Nothing may encroach into a required **side yard**;
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1074) Exception RD 1074

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (B) Nothing may encroach into a required **side yard**;
- (C) The maximum **building depth** is 18.0 metres if the **lot depth** is more than 30.5 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1075) Exception RD 1075

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (B) Nothing may encroach into a required **side yard**;
- (C) The maximum **lot coverage** is 40%; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1076) Exception RD 1076

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Corinthian Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1077) Exception RD 1077

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Corinthian Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;

- (E) The maximum **lot coverage** is 40%;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1078) Exception RD 1078

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Corinthian Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1079) Exception RD 1079

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1080) Exception RD 1080

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) A garage must be at least 0.3 metres from a **side lot line**;
- (E) The required **parking space** must be located in the **residential building**; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1081) Exception RD 1081

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1082) Exception RD 1082

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Pharmacy Ave. or Birchmount Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1083) Exception RD 1083

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1084) Exception RD 1084

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:

- (i) 30.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the **street**; and
- (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1085) Exception RD 1085

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) A garage must be at least 0.3 metres from a **side lot line**;
- (C) The maximum **lot coverage** is 40%; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1086) Exception RD 1086

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the **street**;
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **rear lot line** is 10.0 metres;
- (D) A garage must be at least 0.3 metres from a **side lot line**;
- (E) The maximum **lot coverage** is 40%; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1087) Exception RD 1087

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) A garage must be at least 0.3 metres from a **side lot line**;
- (E) The maximum **lot coverage** is 40%; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1088) Exception RD 1088

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1089) Exception RD 1089

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) A garage must be at least 0.3 metres from a **side lot line**;
- (D) The required **parking space** must be located in the **residential building**;
- (E) These lands must comply with exception 900.3.10(1462); and
- (F) On the **lot** municipally known as 18 Huntingwood Dr. the **detached house** existing on the date of the enactment of this by-law may remain as sited.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1090) Exception RD 1090

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) A garage must be at least 0.3 metres from a **side lot line**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1091) Exception RD 1091

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:

- (i) 7.5 metres if the **lot line** abuts Corinthian Boulevard; and
- (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1092) Exception RD 1092

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** 1.2 metres;
- (B) The maximum **lot coverage** is 40%;
- (C) A garage must be at least 0.3 metres from a **side lot line**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1093) Exception RD 1093

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Pharmacy Ave. or Birchmount Rd.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1094) Exception RD 1094

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The maximum **lot coverage** is 40%; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1095) Exception RD 1095

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Pharmacy Ave. or Huntingwood Dr.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1096) Exception RD 1096

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the **street**; and
  - (ii) 7.5 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1097) Exception RD 1097

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Pharmacy Ave. or Huntingwood Dr.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1098) Exception RD 1098

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1099) Exception RD 1099

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) A garage must be at least 0.3 metres from a **side lot line**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1100) Exception RD 1100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 30.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd., Finch Ave. or Sheppard Ave., measured from the original centreline of the **street**;
  - (ii) 22.0 metres if the **lot line** abuts Pharmacy Ave. or Birchmount Rd.; and
  - (iii) 7.5 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1101) Exception RD 1101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Pharmacy Ave. or Birchmount Rd.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** 0.9 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1102) Exception RD 1102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 8.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1103) Exception RD 1103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 7.5 metres if the **lot line** abuts Pinemeadow Blvd.;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1104) Exception RD 1104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1105) Exception RD 1105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) A garage must be at least 0.3 metres from a **side lot line**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1106) Exception RD 1106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Huntingwood Dr.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1107) Exception RD 1107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres if the **lot line** abuts Pinemeadow Blvd.;
- (B) The minimum **building setback** from a **side lot line** 1.2 metres;
- (C) A garage must be at least 0.3 metres from a **side lot line**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1108) Exception RD 1108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** with the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Pinemeadow Blvd. or Collingsbrook Blvd.; and
  - (ii) 4.5 metres in all other cases;
- (F) The minimum **building setback** from a **rear lot line** is 6.0 metres
- (G) A garage must be at least 0.3 metres from a **side lot line**;
- (H) The maximum **lot coverage** is 45%; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1109) Exception RD 1109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 7.5 metres if the **lot line** abuts Collingsbrook Blvd.; and
- (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) A garage must be at least 0.3 metres from a **side lot line**;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1110) Exception RD 1110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 5.7 metres for the portion of a **main wall** with the entrance to a **parking space**; and
- (ii) 6.0 metres for all other parts of the **building**;

(D) The minimum **building setback** from a **side lot line** 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is:

- (i) 3.0 metres if the **lot line** abuts Pinemeadow Blvd. or Collingsbrook Blvd.; and
- (ii) 4.5 metres in all other cases;

(F) A garage must be at least 0.3 metres from a **side lot line**;

(G) The maximum **lot coverage** is 40%; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1111) Exception RD 1111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** 1.2 metres;

(B) A garage must be at least 0.3 metres from a **side lot line**;

(C) The required **parking space** must be located in the **residential building**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1112) Exception RD 1112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 5.7 metres for the portion of a **main wall** with the entrance to a **parking space**; and
- (ii) 6.0 metres for all other parts of the **building**;

- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1113) Exception RD 1113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** with the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (D) The minimum **building setback** from a **side lot line** is 0.3 metres on one side and 1.0 metres on the other side, if it is also a minimum of 6.0 metres from a **building** on the adjoining **lot**;
- (E) A garage must be at least 0.3 metres from a **side lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1114) Exception RD 1114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** with the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (D) The minimum **building setback** from a **side lot line** is 0.3 metres on one side and 5.0 metres on the other side, if it is also a minimum of 6.0 metres from a **building** on the adjoining **lot**;
- (E) A garage must be at least 0.3 metres from a **side lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1115) Exception RD 1115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres for the portion of a **main wall** with the entrance to a **parking space**; and
  - (ii) 3.0 metres for all other parts of the **building**;
- (D) The setback from a **lot line** that abuts Finch Ave. is:
  - (i) a minimum of 3.0 metres; and
  - (ii) a maximum of 6.0 metres;
- (E) The minimum **building setback** from a **side lot line** 1.0 metres on one side only;

- (F) The maximum **lot coverage** is 45%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1116) Exception RD 1116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Huntingwood Dr.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1117) Exception RD 1117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** 1.0 metres;
- (C) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 75, of former City of Scarborough by-law 12466.

(1118) Exception RD 1118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** 1.0 metres;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1119) Exception RD 1119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** 1.2 metres;
- (B) A garage must be at least 0.3 metres from a **side lot line**;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1120) Exception RD 1120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Kennedy Rd. or Finch Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) An **ancillary building or structure** must be set back a minimum of:
  - (i) 0.9 metres from a **rear lot line**;
  - (ii) 0.6 metres from a **side lot line**; and
  - (iii) 3.0 metres from a **residential building** on the **lot**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1121) Exception RD 1121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Huntingwood Dr.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1122) Exception RD 1122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) A garage must be at least 0.3 metres from a **side lot line**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1123) Exception RD 1123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Kennedy Rd. or Finch Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) An **ancillary building** or **structure** must be set back a minimum of:
  - (i) 0.9 metres from a **rear lot line**;
  - (ii) 0.6 metres from a **side lot line**; and
  - (iii) 3.0 metres from a **residential building** on the **lot**;
- (H) A **parking space** may be located in the **front yard** if it is entirely located within 5.0 metres of the westerly **side lot line**; and
- (I) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1124) Exception RD 1124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.0 metres on one side only;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1125) Exception RD 1125



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Kennedy Rd.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** 1.2 metres;
- (C) A **parking space** may be located in a yard that abuts Kennedy Rd. or Huntingwood Dr.;
- (D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1127) Exception RD 1127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 9.0 metres if it abuts Centennial Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1128) Exception RD 1128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The required **parking space** must be located in the **residential building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1129) Exception RD 1129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:

- (i) 7.5 metres if it abuts Lawrence Ave.; and
- (ii) 4.5 metres in all other cases;

(C) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(D) The required **parking space** must be located in the **residential building**; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1130) Exception RD 1130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:

- (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and

- (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1131) Exception RD 1131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres;

(B) The minimum **building setback** from a **front lot line** is:

- (i) 36.0 metres if the **lot line** abuts Lawrence Ave., measured from the original centreline of the **street**;
- (ii) 7.5 metres if the **lot line** abuts Centennial Rd.; and
- (iii) 6.0 metres in all other cases;

(C) The required **parking space** must be located in the **residential building**;

(D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:

- (i) 3.0 metres; and
- (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;

(E) These lands must comply with exception 900.3.10(1462); and

(F) On **lots** municipally known as 5316 and 5318 Lawrence Ave. E. the only use permitted is a fire hall.

Prevailing By-laws and Prevailing Sections: (None apply)

(1132) Exception RD 1132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

- (i) 22.5 metres if the **lot line** abuts Lawrence Ave., measured from the original centreline of the **street**; and
- (ii) 6.0 metres in all other cases;

- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1133) Exception RD 1133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (B) The minimum **building setback** from a **rear lot line** is 10.5 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the ON zone is 10.0 metres;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1134) Exception RD 1134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1135) Exception RD 1135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (D) The minimum **building setback** from a **side lot line** is:

- (i) 0.9 metres on one side and 0.3 metres on the other side if the **building** is fully detached above grade;  
and
- (ii) 0.9 metres on one side only if the **building** is attached above grade;
- (E) Nothing may encroach into a required **side yard setback**;
- (F) The maximum number of **storeys** is 2;
- (G) The maximum **lot coverage** is 45%;
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (I) The required **parking space** must be located in a **building**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1136) Exception RD 1136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 5.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the ON zone is 10.0 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;  
and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1137) Exception RD 1137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 0.9 metres on one side and 0.3 metres on the other side if the **building** is fully detached above grade;  
and
  - (ii) 0.9 metres on one side only if the **building** is attached above grade;
- (E) Nothing may encroach into a required **side yard setback**;
- (F) The maximum number of **storeys** is 2;
- (G) The maximum **lot coverage** is 45%;
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1138) Exception RD 1138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** 25 m from centre line of the original road allowance of Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line;
- (B) The minimum **building setback** from a **side lot line** is 1.2 m for one- **storey** dwelling, plus 600 mm for each additional or partial **storey**;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street** if it is at least 1.5 m from the **dwelling units** or **structures** on adjoining **lot**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1139) Exception RD 1139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (D) The maximum **lot coverage** is 37%; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1140) Exception RD 1140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The required **parking space** must be located in the **residential building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1141) Exception RD 1141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **rear lot line** is 13.7 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1142) Exception RD 1142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:

- (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and

- (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres; and

(D) These lands must comply with exception 900.3.10(1462).

(E) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1143) Exception RD 1143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres;

(B) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(C) The required **parking space** must be located in the **residential building**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1144) Exception RD 1144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:

- (i) 19.0 metres if the **lot line** abuts Colonel Danforth Trail and measured from the original centreline of the **street**; and

- (ii) 17.5 metres in all other cases and measured from the original centreline of the **street**;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres; and

(F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1145) Exception RD 1145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 0.9 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;

(C) The required **parking space** must be located in the **residential building**;

(D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:

- (i) 3.0 metres; and

- (ii) A distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1146) Exception RD 1146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1147) Exception RD 1147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 19.0 metres if the **lot line** abuts Colonel Danforth Trail and measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres; and
- (C) These lands must comply with exception 900.3.10(1462).
- (D) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1148) Exception RD 1148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 19.0 metres if the **lot line** abuts Colonel Danforth Trail and measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) A distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (E) These lands must comply with exception 900.3.10(1462).
- (F) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1149) Exception RD 1149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

- (i) 19.0 metres if the **lot line** abuts Colonel Danforth Trail and measured from the original centreline of the **street**; and
- (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres; and

(C) These lands must comply with exception 900.3.10(1462).

(D) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1151) Exception RD 1151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 7.5 metres if the **lot line** abuts Lawrence Ave.; and
- (ii) 4.5 metres in all other cases;

(E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(F) The required **parking space** must be located in the **residential building**;

(G) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:

- (i) 3.0 metres; and
- (ii) A distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1152) Exception RD 1152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

- (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
- (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is 1.2 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(D) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(E) The maximum **lot coverage** is 50%;

(F) The required **parking space** must be located in a **building**; and



(G) These lands must comply with exception 900.3.10(1462).

(H) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1153) Exception RD 1153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

(i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and

(ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) The minimum **building setback** from a **side lot line** is 1.2 metres;

(D) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(E) The required **parking space** must be located in a **building**; and

(F) These lands must comply with exception 900.3.10(1462).

(G) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1154) Exception RD 1154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **side lot line** is 1.2 metres;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(C) The required **parking space** must be located in the **residential building**; and

(D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1155) Exception RD 1155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:

(i) 9.0 metres if the **lot line** abuts Centennial Rd.; and

(ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 0.9 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) The minimum **building setback** from a **rear lot line** is 10.0 metres;

(G) The maximum **lot coverage** is 50%;

(H) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(I) The required **parking space** must be located in a **building**; and

(J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1156) Exception RD 1156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Lawson Rd. or Centennial Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1157) Exception RD 1157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1158) Exception RD 1158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 25.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1159) Exception RD 1159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) the minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Meadowvale Rd.; and
  - (ii) 4.5 metres in all other cases;
- (C) The required **parking space** must be located in the **residential building**;
- (D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (E) These lands must comply with exception 900.3.10(1462).
- (F) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Meadowvale Road. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1160) Exception RD 1160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in a **building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1161) Exception RD 1161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The required **parking space** must be located in the **residential building**; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1162) Exception RD 1162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1163) Exception RD 1163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

- (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
- (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and

(C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1165) Exception RD 1165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:

- (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
- (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(G) The required **parking space** must be located in the **residential building**; and

(H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1166) Exception RD 1166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** is:

- (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
- (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(F) The required **parking space** must be located in the **residential building**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1167) Exception RD 1167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1168) Exception RD 1168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Conference Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1169) Exception RD 1169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 7.5 metres if the **lot line** abuts Conference Boulevard; and
  - (iii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1170) Exception RD 1170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Conference Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1171) Exception RD 1171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**;
  - (ii) 7.5 metres if the **lot line** abuts Conference Boulevard; and
  - (iii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1172) Exception RD 1172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Lawson Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1173) Exception RD 1173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** is:

- (i) 9.0 metres if the **lot line** abuts Lawson Rd.; and
- (ii) 6.0 metres in all other cases;

- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1174) Exception RD 1174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Lawson Rd.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1175) Exception RD 1175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1176) Exception RD 1176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 25.5 metres if the **lot line** abuts Port Union Rd., measured from the centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**; and

(G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1177) Exception RD 1177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1179) Exception RD 1179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1180) Exception RD 1180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 25.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1181) Exception RD 1181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** is:
  - (i) 10.0 metres from the north **lot line**;



- (ii) 1.0 metres from the east and west **side lot lines**; and
- (iii) 15.0 metres from the south **front lot lines**;

- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1182) Exception RD 1182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.
- (E) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1183) Exception RD 1183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) Nothing may encroach into a required **side yard setback**;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The maximum **lot coverage** is 50%;
- (H) The maximum **gross floor area** is:
  - (i) 242 square metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 261 square metres in all other cases;
- (I) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1184) Exception RD 1184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **lot** in a Open Space zone category is 3.0 metres;

- (E) Nothing may encroach into a required **side yard setback**;
- (F) The maximum height is the lesser of 3 **storeys** or 10.5 metres;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The maximum **lot coverage** is 50%;
- (I) The maximum **gross floor area** is:
  - (i) 242 square metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 261 square metres in all other cases;
- (J) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (K) The required **parking space** must be located in a **building**; and
- (L) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1185) Exception RD 1185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in a Open Space zone category is 3.0 metres;
- (D) Nothing may encroach into a required **side yard setback**;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The maximum **lot coverage** is 50%;
- (G) The maximum **gross floor area** is:
  - (i) 242 square metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 261 square metres in all other cases;
- (H) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (I) The required **parking space** must be located in a **building**; and
- (J) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1186) Exception RD 1186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) These lands must comply with exception 900.3.10(1462). and
- (E) A **place of worship** use is permitted if:
  - (i) the **gross floor area** of all **buildings** is not more than 40% of the area of the **lot**;
  - (ii) parking must be provided for the **Place of Worship** at a rate of 7.7 for each for each 100 square metres of **Place of worship** use and other uses related to it;
  - (iii) a minimum of 1 **parking space** must be provided for a **dwelling unit**;

- (iv) a maximum of 3 **parking space** may be located in a **front yard**; and
- (v) the **place of worship building** complies with all other setback and height requirements for a **detached house of the lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1187) Exception RD 1187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1188) Exception RD 1188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1189) Exception RD 1189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in a Open Space zone category is 3.0 metres;
- (D) Nothing may encroach into a required **side yard setback**;
- (E) The maximum height is the lesser of 3 **storeys** or 10.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The maximum **lot coverage** is 50%;
- (H) These lands must comply with exception 900.3.10(1462);
- (I) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1191) Exception RD 1191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) Underground **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1192) Exception RD 1192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) Nothing may encroach into a required **side yard setback**;
- (F) The maximum height is the lesser of 3 **storeys** or 10.5 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) These lands must comply with exception 900.3.10(1462);
- (I) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1193) Exception RD 1193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (E) Nothing may encroach into a required **side yard setback**;
- (F) The maximum height is the lesser of 3 **storeys** or 10.5 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) These lands must comply with exception 900.3.10(1462);
- (I) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1196) Exception RD 1196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 735-2005(OMB).

(1197) Exception RD 1197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Clause 10.20.40.20, **Building Length**, and Clause 10.20.40.30, **Building Depth**, do not apply.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30189.

(1199) Exception RD 1199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(1) of the former City of York zoning by-law 1-83 and former City of York by-law 12349.

(1200) Exception RD 1200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **front yard setback** is:

- (i) 14.3 metres for 3 Strathearn Rd.; and
- (ii) 12.8 metres for 3A Strathearn Rd.;

(B) The maximum **gross floor area** is:

- (i) 1,111 square metres for 3 Strathearn Rd.; and
- (ii) 568 square metres for 3A Strathearn Rd.;

(C) Regulation 10.5.80.40(2) does not apply to prevent a depressed private garage in a **detached house** at 3 Strathearn Rd. or 3A Strathearn Rd., if a **driveway** leading to it has a maximum downward slope of 11%; and

(D) The following regulations do not apply to 3 Strathearn Rd. or 3A Strathearn Rd.:

- (i) 10.20.40.10(2), regarding the height of specified pairs of **main walls**;
- (ii) 10.20.40.10(4), regarding a **detached house** with a flat or shallow roof;
- (iii) 10.20.40.20, regarding **building length**; and
- (iv) 10.20.40.30, regarding **building depth**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1201) Exception RD 1201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(37) of the former City of York zoning by-law 1-83.

(1202) Exception RD 1202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 8 Westover Hill Rd., Section 16(35) of the former City of York zoning by-law 1-83.

(1203) Exception RD 1203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 6 Westover Hill Rd., Section 16(69) of the former City of York zoning by-law 1-83.

(1204) Exception RD 1204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 118 Chiltern Hill Rd., Section 16(270) of the former City of York zoning by-law 1-83.

(1205) Exception RD 1205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1700 Bathurst St., Section 16(119) of the former City of York zoning by-law 1-83.

(1206) Exception RD 1206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 14 Connaught Circle, Section 16(171) of the former City of York zoning by-law 1-83.

(1207) Exception RD 1207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2365-2373 Weston Rd., Section 16(287) of the former City of York zoning by-law 1-83.

(1209) Exception RD 1209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) The maximum **lot coverage** is 50%;

- (D) A **detached house** must have a minimum of 2 **storeys**;
- (E) The second **storey** must have an **gross floor area** that is at least 70% of the **gross floor area** of the **first floor**;
- (F) The minimum **gross floor area** of a **detached house** is that which existed on the day of the enactment of this By-law;
- (G) The minimum **side yard setback** is:
  - (i) 0.45 metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 0.75 metres if the **lot frontage** is 12.0 metres or more; and
- (H) In a **front yard** or a **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1210) Exception RD 1210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, a medical and dental office is permitted if the **dwelling unit** is the place of residence of the practitioner;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The maximum **lot coverage** is 50%;
- (E) A **detached house** must have a minimum of 2 **storeys**;
- (F) The second **storey** must have an **gross floor area** that is at least 50% of the **gross floor area** of the **first floor**;
- (G) The minimum **gross floor area** of a **detached house** is that which existed on the day of the enactment of this By-law;
- (H) The minimum **side yard setback** is:
  - (i) 0.3 metres if the **lot frontage** is less than 12.0 metres; and
  - (ii) 0.45 metres if the **lot frontage** is 12.0 metres or more;
- (I) The maximum number of **parking spaces** that may be located in a garage is 2; and
- (J) In a **front yard** or a **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1212) Exception RD 1212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

- (A) despite By-law 1062-2025(OLT), a **townhouse** or **apartment building** is not a permitted **residential building** type on a lot abutting Bayview Avenue. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections:

- (A) Former Borough of East York by-laws 27-80 and 81-86.

(1213) Exception RD 1213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building** height must not exceed three **storeys**;
- (B) The minimum **front yard setback** is 3 metres;

(C) The minimum **side yard setback** is:

- (i) 6.0 metres if a **side lot line** abuts Humberline Drive;
- (ii) 3.0 metres for any other **side lot line** that abuts a **street**;
- (iii) 1.0 metres for a **side lot line** does not abut a **street**; and
- (iv) despite (iii) The **building setback** from a **side lot line** may be reduced to zero on one side only, if a maintenance easement of 1.0 metres is provided on the adjacent **lot**; and

(D) The minimum **rear yard setback** is 9.0 metres if the **rear lot line** abuts either Finch Ave. west or Humberline Drive.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1214) Exception RD 1214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** is 9.0 metres;
- (B) The minimum **side yard setback** is 1.8 metres on each side for a one- **storey building**, plus 0.6 metres for each additional **storey** or portion thereof;
- (C) If a **detached house** has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum **building** height is 9.5 metres if 3 **storeys** is permitted on the **lot**, otherwise regulation 10.20.40.10(4) applies;
- (D) The maximum **lot coverage** for **ancillary buildings** is 5%;
- (E) The maximum total floor area for **ancillary buildings** is 100 square metres; and
- (F) In addition to the uses permitted in the zone, a **place of worship** and **day nursery** is also permitted if:
  - (i) the **gross floor area** for a **day nursery** is not greater than 268 square metres.
  - (ii) the maximum **gross floor area** for a **Place of Worship** and a **day nursery** is not greater than 2532 square metres; and
  - (iii) **parking space** are provided at a minimum rate of one for each 28 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1215) Exception RD 1215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the use permitted in the zone, a **place of worship** is also permitted if:
  - (i) the maximum **gross floor area** does not exceed the **gross floor area** that existed on the day of the enactment of this By-law;
  - (ii) the maximum **lot coverage** is 57%;
  - (iii) the maximum **building** height is 14.0 metres;
  - (iv) the minimum **building setback** from a **lot line** is:
    - (a) 8.2 metres from the **front lot line**;
    - (b) 27.0 metres from the **rear lot line**;
    - (c) 3.0 metres from the north **side lot line**; and
    - (d) 4.5 metres from the south **side lot line**;
  - (v) the required **front yard** must be **landscaped**; and
  - (vi) a minimum of 160 **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(1216) Exception RD 1216



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 40%; and
- (B) The minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(1217) Exception RD 1217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The portion of a **building** with a **parking space** must be set back from a **side lot line** a minimum of 0.3 metres;
- (F) A required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1218) Exception RD 1218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 3.6 metres, if the **side lot line** abuts a **street**; and
  - (ii) 0.45 metres, in all other cases;
- (C) The minimum **lot area** is the existing **lot area** that existed on the date of the enactment of this By-law; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1219) Exception RD 1219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres, if the **side lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases; [ By-law: 801-2020 ]
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

- (G) A below grade parking **structures** may be permitted in a **front yard** if it is set back the greater of:
- (i) a minimum of 3.0 metres; and
  - (ii) a minimum distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) The maximum number of **storeys** is 2.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1220) Exception RD 1220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** is a **corner lot**, the minimum **lot frontage** is 16.5 metres;
- (B) The maximum **lot coverage** is 40%;
- (C) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (D) The minimum building setback from a **side lot line** is:
  - (i) 4.5 metres, if the **side lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases; [ By-law: 801-2020 ]
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The maximum number of **storeys** is 2.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1221) Exception RD 1221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 39, of former City of Scarborough by-law 14402.

(1222) Exception RD 1222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) A minimum **building setback** of 1.0 metre is required from one **side lot line** only and nothing may encroach into the required **side yard**;
- (C) The maximum **lot coverage** is 50%;
- (D) The required **parking space** must be located in a **building**;
- (E) The maximum number of **storeys** is 2; and
- (F) The maximum **building** height is 9.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1223) Exception RD 1223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;

- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (E) The part of **building** with a **parking space** may be set back from a **side lot line** a minimum of 0.3 metres if it is also a minimum of 1.5 metres from the **building**, excluding the part of **building** with a **parking space**, on the adjoining **lot**;
- (F) The maximum number of **storeys** is 2; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1224) Exception RD 1224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (C) The part of **building** with a **parking space** may be set back from a **side lot line** a minimum of 0.3 metres if it is also a minimum of 1.5 metres from the **building**, excluding the part of **building** with a **parking space**, on the adjoining **lot**;
- (D) The maximum number of **storeys** is 2; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1225) Exception RD 1225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (E) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The maximum number of **storeys** is 2; and
- (H) The minimum **building setback** for a below grade parking **structures** is a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1226) Exception RD 1226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The maximum number of **storeys** is 2;

- (C) Nothing may encroach into a required **side yard**; and
- (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1227) Exception RD 1227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The maximum number of **storeys** is 2;
- (C) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.0 metres;
- (D) The required **parking space** must be located in a **building**.
- (F) The maximum **lot coverage** is 50%; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(1228) Exception RD 1228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave., McCowan Rd., Brimley Rd. and Bellamy Rd. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 5.7 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (C) The maximum number of **storeys** is 2; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1229) Exception RD 1229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Conlins Rd., Morrish Rd., Meadowvale Rd. or Military Trail; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres, if the **side lot line** abuts a **street**; and
  - (ii) 0.9 metres, in all other cases;
- (C) The maximum number of **storeys** is 2; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1230) Exception RD 1230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 0.9 metres in all other cases; and
- (C) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1231) Exception RD 1231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 22 metres, measured from the original centreline of the **street**, if the **lot line** abuts Livingston Rd., Guildwood Parkway, Morningside Ave., and Galloway Rd.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 5.7 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (C) no **building** or **structure** may be located within 76.0 metres of the top edge of the Scarborough Bluffs or 137.0 metres, measured horizontally, from the water's edge of Lake Ontario, whichever is the lesser; and
- (D) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1232) Exception RD 1232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) For a **lot** created after the date of the enactment of this By-law, the minimum **lot frontage** is:
  - (i) 13.0 metres; and
  - (ii) 15.0 metres if it is a **corner lot**;
- (D) For a **lot** created after the date of the enactment of this By-law, the minimum **lot area** 464 square metres;
- (E) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases; and
- (F) The portion of a **building** with a **parking space** may be a minimum of 0.3 metres from a **side lot line** if it is also 1.5 metres from a **building** on the adjoining **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1233) Exception RD 1233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 22 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Rd., Danforth Rd., McCowan Rd. or Midland Ave.; and
- (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is:

- (i) 4.5 metres if the **lot line** abuts a **street**; and
- (ii) 1.2 metres in all other cases; and

(C) The maximum **lot coverage** is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1234) Exception RD 1234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

- (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Rd., Danforth Rd., McCowan Rd. and Midland Ave.; and
- (ii) 6.0 metres in all other cases; and

(B) The minimum **building setback** from a **side lot line** is:

- (i) 3.6 metres if the **lot line** abuts a **street**; and
- (ii) 0.9 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1237) Exception RD 1237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is 22.0 metres, measured from the original centreline of Birchmount Rd., St. Clair Ave., Danforth Rd. and Kennedy Rd.;

(B) The minimum **building setback** from a **lot line** is:

- (i) 2.6 metres if it is the north **lot line**; and
- (ii) 0.3 metres if it is the south **lot line**; and

(C) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1238) Exception RD 1238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On lands being part of **Lot 31**, Concession "B", one **detached house** may be erected on a parcel of land if it has a minimum frontage of 11.5 metres on a public **street** and a minimum area of 464 square metres;

(B) The minimum **building setback** from a **lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22.0 metres, measured from the original centreline of the **street**; and

(C) The minimum **building setback** from a **side lot line** is:

- (i) 4.5 metres from a **lot line** that abuts a **street**;
- (ii) 2.4 metres if a **driveway** is located between the **side lot line** and the **building**; and
- (iii) 0.9 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1239) Exception RD 1239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Bellamy Rd., Danforth Rd., Brimley Rd., McCowan Rd. and Midland Ave.; and
  - (ii) 6.0 metres, in all other cases;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 3.6 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases; and
- (C) The portion of a **building** with a required **parking space** may be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1240) Exception RD 1240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 16.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 0.45 metres; and
- (C) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1241) Exception RD 1241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** may be the lesser of 12.0 metres or the **lot frontage** shown on a registered plan;
- (B) The minimum **lot area** may be the lesser of 400 square metres or the **lot area** shown on a registered plan;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Pharmacy Rd.; and
  - (ii) 6.0 metres in all other cases; and
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 2.2 metres if the **lot line** abuts a **street**; and
  - (ii) 0.9 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1242) Exception RD 1242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Huntingwood Dr.; and
  - (ii) 6.0 metres in all other cases;

(D) The minimum **building setback** from a **side lot line** is:

- (i) 4.5 metres if the **lot line** abuts a **street**;
- (ii) 27.0 metres, measured from the original centreline of the **street**, if the **side lot line** abuts Victoria Park Ave., Sheppard Ave. and Warden Ave.; and
- (iii) 1.2 metres in all other cases; and

(E) On reversed **lots**, the rear 1.5 metres must be used for **landscaping** purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1243) Exception RD 1243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (D) The required **parking space** must be located in the **residential building**;
- (E) The portion of the main **building** with the required **parking space** may be located a minimum of 0.3 metres from a **side lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1244) Exception RD 1244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (D) The required **parking space** must be located in the **residential building**;
- (E) The portion of the main **building** with the required **parking space** may be located a minimum of 0.3 metres from a **side lot line**;
- (F) On reversed **lots**, the rear 1.5 metres must be used for **landscaping** purposes;
- (G) These lands must comply with exception 900.3.10(1462); and
- (H) On the lands municipally known as 1 Glendower Circuit, a maximum of 25% of the floor area of the **building** may be used for a medical office.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1245) Exception RD 1245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** is a **corner lot** the minimum **lot frontage** is 15.0 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 30.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.;



- (ii) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave., Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd.; and
- (ii) 6.0 metres on all other cases;

(C) The minimum **building setback** from a **side lot line** is:

- (i) 3.6 metres if the **lot line** abuts a **street**; and
- (ii) 0.9 metres in all other cases; and

(D) The portion of a **building** with a **parking space** may be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1246) Exception RD 1246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is:

- (i) 18.0 metres if the **lot depth** is 45.7 metres or greater; and
- (ii) 24.0 metres if the **lot depth** is less than 45.7 metres;

(B) The minimum **lot depth** is 39.6 metres; and

(C) The minimum **building setback** from a **side lot line** is a distance equal to 10% of the **lot frontage**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1247) Exception RD 1247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 66 of former City of Toronto By-law 438-86; and

(B) On 50 Poplar Plains Rd. former City of Toronto By-law 220-92 as amended, [OMB R 920247]. [ By-law: 0559-2014 (OMB PL130592) ]

(C) On 70-200 Russell Hill Road, City of Toronto by-law 1184-2010(OMB). [ By-law: 348-2021; 1249-2024 ]

(1249) Exception RD 1249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:

- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
- (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
- (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
- (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]

(B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1257) Exception RD 1257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a **dwelling unit** in a **duplex** or in a **detached house** that is converted to allow two **dwelling units**, are permitted; [TO: 438-86; 12 (1) 243(a)]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1274) Exception RD 1274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 380, 382, 384, 386 Rosewell Ave. and part of 1451 Avenue Rd. in 1988, Section 12(1) 8 of former City of Toronto By-law 438-86.

(1275) Exception RD 1275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
- (i) the original **building** has a **interior floor area** of at least 370 square metres;
  - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
  - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered;
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978; [TO: 438-86; 12(1) 85];

- (C) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (D) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (E) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 66 of former City of Toronto By-law 438-86.

(1281) Exception RD 1281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (E) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1282) Exception RD 1282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres; and [TO: 438-86; 12(2) 199]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1285) Exception RD 1285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 257 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 294 of former City of Toronto By-law 438-86.

(1286) Exception RD 1286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 269 of former City of Toronto By-law 438-86.

(1288) Exception RD 1288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands on the west side of Southwood Drive, up to 132.6 metres north of Glen Ames , one **detached house**, one **semi-detached house** or one **townhouse** is permitted; [TO: 438-86; 12 (2) 5(i)]
- (B) On the lands on the west side of Southwood Drive, within 92.5 from the intersection with Glen Stewart Crescent no more than 8 **residential buildings** may be erected; and [TO: 438-86; 12 (2) 5(ii)];
- (C) Despite regulation 10.5.40.60 (1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1299) Exception RD 1299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1981-360.

(1300) Exception RD 1300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres from any other **front lot line**; and
  - (ii) 5.7 metres from any **side lot line** that abuts a **street**;
- (B) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 0.9 metres; and

(C) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1301) Exception RD 1301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres; [ By-law: 348-2021 ]
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.2 metres; [ By-law: 348-2021 ]
- (C) The maximum **building** height is the lesser of 4 **storeys** and 14.5 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) The portion of a **building** with a **parking space** (garage or carport) may be set back a minimum of 0.3 metres from a **side lot line**; and
- (F) A below grade parking **structure** must be set back from a **lot line** a minimum distance that is the greater of 3.0 metres and the distance between the elevation of the lowest floor of the **structure** and the elevation of the ground at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1302) Exception RD 1302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** is a **corner lot** the minimum **lot frontage** is 13.0 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave., Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd.; and
  - (ii) 6.0 metres on all other cases;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 5.7 metres if the **lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (D) The portion of a **building** with a **parking space** may be located a minimum of 0.3 metres from a **side lot line**; and
- (E) A minimum 1.5 metres wide **landscaping** strip must be provided along the entire rear of a reversed **lot** and it must be used for **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1305) Exception RD 1305

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the portion of 2932, 2934, 2936, 2938, 2940, and 2942 Bayview Avenue subject to the zone label RD (f10.0; a 400) (1305), **detached houses** may be constructed, used, or enlarged, provided the **buildings** or **structures** comply with subsections (B) to (L) below;
- (B) Despite Regulation 10.5.40.10 (1), the established grade for Lot 1 is the Canadian Geodetic Datum elevation of 176.18 metres and the established grade for Lot 2 is the Canadian Geodetic Datum elevation of 177.71 metres;
- (C) Despite Regulation 10.20.40.10 (1) the permitted maximum height of a **building** or **structure** is numerical value, in metres, following the letters "HT" on Diagram 3;
- (D) Despite Regulation 10.20.40.10(4), and (C) above, a parapet may exceed the permitted maximum height shown on Diagram 3 of By-law 106-2023(OLT), to a maximum of 0.3 metres;
- (E) Regulation 10.20.40.10 (2) shall not apply;
- (F) Despite Regulation 10.20.40.10 (3) and 10.20.40.10 (4), the maximum number of **storeys** shall not apply;

- (G) Despite Clause 10.5.40.60, a platform, deck, or exterior stair may encroach into a required **rear yard setback** by a maximum of 4 metres. Additionally, a canopy may encroach into a required setback to the extent of the property line;
- (H) Despite Regulation 10.5.50.10(1), a minimum of 55 percent of the **front yard landscaping** must be **soft landscaping**;
- (I) Despite Regulation 10.20.30.40, the maximum **lot coverage** shall be 30 percent;
- (J) Despite Regulation 10.20.40.10(6) the elevation of the lowest point of a main pedestrian entrance through the front wall or a side **main wall** may be no higher than 1.35 metres above **established grade**;
- (K) Despite Regulation 10.20.40.20(1) the permitted maximum **building length** for a **detached house** is 19.5 metres;
- (L) Despite Regulation 10.20.40.70, the permitted **front yard setbacks**, **rear yard setbacks**, and **side yard setbacks** shall be as shown on Diagram 4 of this by-law;
- (M) Despite Regulation 10.5.40.60(1)(D), a platform with a floor higher than the first **storey** of a **building** above **established grade** may encroach into a **rear yard setback** as permitted in Section 3(F) of this By-law, including if it is closer to a **side lot line** than 90 percent of the required **side yard setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 106-2023(OLT) ]

(1306) Exception RD 1306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.20.30.10(1) does not apply to a **transportation use**;
- (B) Regulation 10.20.30.20(1) does not apply to a **transportation use**;
- (C) Regulation 10.20.30.40(1) does not apply to a **transportation use**;
- (D) Regulation 10.20.40.10(1) does not apply to a **transportation use**;
- (E) Regulation 10.20.40.70(1)(2) and (3) does not apply to a **transportation use**;
- (F) Regulations 10.5.50.10(1)(2) and (3) does not apply to a **transportation use**;
- (G) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**; and
- (H) Despite regulation 10.20.40.40(1) the permitted maximum floor space index for a **building** with a **transportation use** is 1.0.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 883-2024 ]

(1307) Exception RD 1307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 66 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 323 of former City of Toronto By-law 438-86.

(1308) Exception RD 1308

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 2654, 2656, 2660, and 2668 Bayview Avenue, if the requirements of By-law 1141-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (H) below;

- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 179.92 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 10.20.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area** is 35 percent for each Single Detached Dwelling **Lot** shown on Diagram 2 of By-law 1141-2023;
- (D) Despite Regulation 10.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1141-2023;
- (E) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1141-2023;
- (F) Despite Regulations 10.20.30.10(1) and 10.20.30.20(1), the minimum **lot area** and minimum **lot frontage** of each Single Detached Dwelling **Lot** shown on Diagram 2 of By-law 1141-2023 is as follows:

Single Detached

| Dwelling <b>Lot</b> | <b>Lot Area</b> (minimum) | <b>Lot Frontage</b> (minimum) |
|---------------------|---------------------------|-------------------------------|
| 1                   | 725 square metres         | 17.3 metres                   |
| 2                   | 920 square metres         | 13.2 metres                   |
| 3                   | 1,020 square metres       | 18.1 metres                   |
| 4                   | 850 square metres         | 18.7 metres                   |
| 5                   | 665 square metres         | 13.6 metres                   |

- (G) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 9.5 metres;
- (H) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is 1.5 metres, except:
  - (i) The required minimum east **side yard setback** of Single Detached Dwelling **Lot** 1 and Single Detached Dwelling **Lot** 5 is 2.0 metres; and
  - (ii) The area shown on Diagram 3 as "Area of 2.0 metre soft landscape buffer" shall be used exclusively for **soft landscaping**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1141-2023 ]

(1311) Exception RD 1311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Regulation 10.20.30.10 (1) (A), no minimum **lot area** is required for a **lot** containing a **transportation use**;
- (B) Despite Regulation 10.20.30.20 (1) (A), no minimum **lot frontage** is required for a **lot** containing a **transportation use**;
- (C) Despite Regulation 10.20.30.40 (1) (A), no maximum **lot coverage** applies to a **lot** containing a **transportation use**;
- (D) Despite Regulation 10.20.40.10 (1) (A), no maximum height applies to a **building** or **structure** used for a **transportation use**;
- (E) Despite Regulation 10.5.40.40 (5), the floor space index for a **building** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** divided by the area of the **lot**;
- (F) Despite Regulation 10.20.40.40(1), The maximum permitted floor space index for a **building** with a **transportation use** is 1.0 times the area of the **lot**;
- (G) Despite Regulations 10.20.40.70 (1), (2) and (3), no minimum setbacks are required for a **transportation use**;
- (H) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (I) Despite Regulations 10.5.80.10 (9) and (10), a **parking space** located outside of a **building** may be used for a commercial **vehicle** for a **transportation use**; and
- (J) Despite Regulation 10.5.80.40 (3), **vehicle** access to a **parking space** used for a **transportation use** may be from a major **street** on the Policy Areas Overlay Map.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 375-2024 ]

(1312) Exception RD 1312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the portion of lands municipally known as 3350 Weston Road that are subject to this Exception, if the requirements of By-law 345-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (F) below;
- (B) Despite Clause 10.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 345-2024;
- (C) Despite Regulations 10.5.80.10(1), 200.5.10.1(1) and 200.5.10.11, and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) no minimum **parking spaces** are required for a **place of worship**;
  - (ii) a maximum of 82 **parking spaces** are permitted for a **place of worship**; and
  - (iii) a maximum of 41 **parking spaces** in (ii) above may be located on adjacent lands;
- (D) Despite Regulation 200.15.10.10 (1), a minimum of 3 accessible **parking spaces** must be provided on the lands subject to this Exception;
- (E) Despite Regulation 10.5.80.30(1), surface **parking spaces** must be located at least 2.7 metres from the **main wall** of the **apartment building** on adjacent lands;
- (F) Despite Clause 150.50.50.10, the lands must comply with the following:
  - (i) a **landscaping** strip and a fence are not required along a **side lot line** or **rear lot line** that abuts a **lot** in the Residential Apartment Zone Category or the Open Space – Natural (ON) zone;
  - (ii) the area of the **front yard** that is not used for **vehicle** access, or for **lawfully existing parking spaces** as of the date of passing of By-law 345-2024, must be **landscaping** of which a minimum of 75 percent must be **soft landscaping**; and
  - (iii) may have a **driveway** which crosses a required **landscaping** area, provided that the **driveway** is no greater than 6.0 metres in width.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 345-2024 ]

(1313) Exception RD 1313

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the portion of the lands municipally known as 530 Birchmount Road, and on lands municipally known as 118 and 120 Newlands Avenue, all as shown on Diagram 2 of By-law 610-2024, if the requirements of By-law 610-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (H) below;
- (B) Despite Regulation 10.5.50.10(1)(B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of 36 percent of the **front yard** must be **landscaping**;
- (C) Despite Regulation 10.20.30.10(1), the required minimum **lot area** is 290.0 square metres;
- (D) Despite Regulation 10.20.30.20(1) the required minimum **lot frontage** is 8.8 metres;
- (E) Despite Regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 45 percent of the **lot area**;
- (F) Despite Regulation 10.20.40.10(1), the permitted maximum height of a **building** or **structure** is as follows:
  - (i) 12.0 metres; and
  - (ii) despite (i) above, 9.2 metres on a **lot** abutting a **lot** zoned RD (x230);
- (G) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is as follows:
  - (i) 3 **storeys**; and
  - (ii) despite (i) above, 2 **storeys** on a **lot** abutting a **lot** zoned RD (x230);
- (H) Despite Regulation 10.20.40.70(3), the required minimum **side yard building setback** is 0.6 metres;
- (I) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (H) above, must comply with Regulation 900.3.10(230).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 610-2024 ]



(1314) Exception RD 1314

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the portion of lands municipally known as 530 Birchmount Road, and on the lands municipally known as 528 Birchmount Road, all as shown on Diagram 2 of By-law 610-2024, if the requirements of By-law 610-2024 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) below;
- (B) Despite Regulation 10.5.50.10(1)(B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, the following **front yard landscaping** regulations apply:
  - (i) a minimum of 27 percent of the **front yard** must be **landscaping**; and
  - (ii) despite (i) above, for a **corner lot** a minimum of 41 percent of the **front yard** must be **landscaping**;
- (C) Despite Regulation 10.20.30.10(1), the required minimum **lot area** is 200.0 square metres;
- (D) Despite Regulation 10.20.30.20(1) the required minimum **lot frontage** is 7.6 metres;
- (E) In addition to Clauses 10.5.40.70 and 10.20.40.70, a **building or structure** may be no closer than 18.0 metres from the centreline on the original road allowance of Birchmount Road;
- (F) Despite Regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 50 percent of the **lot area**;
- (G) Despite Regulation 10.20.40.10(1), the permitted maximum height of a **building or structure** is 12.0 metres;
- (H) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is 3 **storeys**;
- (I) Despite Regulation 10.20.40.70(2), the required minimum **rear yard building setback** is 6.4 metres;
- (J) Despite Regulation 10.20.40.70(3), the required minimum **side yard building setback** is 0.45 metres;
- (K) Despite Regulation 10.20.40.70(6) and (J) above, for a **corner lot**, the required minimum **side yard building setback** from a **side lot line** abutting a **street**, is 3.0 metres;
- (L) A **building or structure** not constructed, used or enlarged in compliance with Regulations (B) to (K) above, must comply with Regulation 900.3.10(230).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 610-2024 ]

(1317) Exception RD 1317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, a **dwelling unit** in a **duplex** or in a **detached house** that is converted to allow two **dwelling units**, are permitted; [TO: 438-86; 12 (1) 243(a)]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (E) On the lands municipally known as 2 Nursewood Rd. in 1985, a **dwelling unit** in an **apartment building** is permitted. [TO: 438-86; 12 (1) 243(b)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1319) Exception RD 1319

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.20.40.70 (3), the minimum **side yard setback** is 1.8 metres; and
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1320) Exception RD 1320

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 46, 48, and 50 Page Avenue, and 1 to 23 and 2 to 22 Valliere Place, City of Toronto by-law 963-2011. [ By-law: 616-2025 ]

(1321) Exception RD 1321

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; and [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) PART II 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1322) Exception RD 1322

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 242 of former City of Toronto By-law 438-86.

(1323) Exception RD 1323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 529, 531, and 557 Spadina Rd. in 1972, a **duplex** is a permitted **building** type; [TO: 438-86; 12 (1) 318]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1324) Exception RD 1324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 44 and 62 Elmsthorpe Avenue in 1972, a **duplex** is a permitted **building** type; [TO: 438-86; 12 (1) 318]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (C) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (D) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (E) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1325) Exception RD 1325

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320];

- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1326) Exception RD 1326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 65 Marlee Avenue in 1978, Section 12(1) 321 of former City of Toronto By-law 438-86.

(1328) Exception RD 1328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 350 Russell Hill Rd. in 1998, Section 12(1) 446 of former City of Toronto By-law 438-86.

(1329) Exception RD 1329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:

- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1332) Exception RD 1332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1333) Exception RD 1333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 6 Baytree Crescent, City of Toronto by-law 762-2015. [ By-law: 616-2025 ]

(1334) Exception RD 1334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;

- (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) On 645 Castlefield Ave. and 668 Roselawn Ave., former City of Toronto by-law 282-87.

(1335) Exception RD 1335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) On the lands, an office of a physician or dentist is permitted, subject to the conditions that:
- (i) it is located in the **basement** or on the **first floor** of a detached dwelling which such physician or dentist uses as their private residence; and
  - (ii) the principal entrance is from Bathurst St; [TO: 438-86; 12(2) 274]
- (C) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (D) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (E) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1336) Exception RD 1336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 298 Lonsdale Rd., a **private school** is permitted; [TO: 438-86; 12 (1) 317]
- (B) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (C) On the lands, the minimum **lot area** is 900 square metres; and [TO: 438-86; 12 (2) 59]
- (D) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1338) Exception RD 1338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 332 of former City of Toronto By-law 438-86.

(1345) Exception RD 1345

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1351) Exception RD 1351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) Part II, 8. K.]
- (C) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**; [TO: 438-86; 12(2) 210 (ii)]
- (D) If the **lot** has a permitted maximum floor space index of 0.6, and has a **detached house**, erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side wall of the **building** and the **side lot line**; and

(iv) any prior addition is at least 5 years old; and [TO: 438-86; 6(3) Part VI 1]

(E) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 319 of former City of Toronto By-law 438-86.

(1353) Exception RD 1353

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**; and [TO: 438-86; 12(2) 210 (ii)]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 687-689 Bloor St. E., 711 Bloor St. E., the odd numbered addresses of 5-73 CASTLE FRANK CRES, the even numbered addresses of 6-70 CASTLE FRANK CRES, former City of Toronto by-law 21381;

(1366) Exception RD 1366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 530-2010.

(1380) Exception RD 1380

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 50%;
- (B) The minimum **side yard setback** is 1.0 metre on one side only;
- (C) The required **parking space** must be located in a **building**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 6.0 metres to that portion of the **main wall** with a **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1381) Exception RD 1381

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 3.0 metres from the north **side lot line**; and
  - (ii) 1.0 metres from the south **lot line**;



- (C) Despite regulations to the contrary, Chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies must not encroach into a required **side yard**;
- (D) The required **parking space** must be located in a **building**; and
- (E) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1382) Exception RD 1382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The minimum **side yard setback** is 1.0 metre on one side only;
- (C) Despite regulations to the contrary, Chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies must not encroach into a required **side yard**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 6.0 metres to that portion of the **main wall** with a **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases;
- (E) The required **parking space** must be located in a **building**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1383) Exception RD 1383

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the date of enactment of this By-law or 13.0 metres;
- (B) The minimum **lot area** is that which existed on the date of enactment of this By-law or 464 square metres;
- (C) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 5.7 metres if the **side lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (E) The portion of a **building** with a **parking space** must be set back a minimum of 0.3 metres from a **side lot line**;
- (F) On a reversed **lot**, a minimum 1.5 metre wide **soft landscaping** strip must be provided along the entire length of the **lot line**; and
- (G) The maximum **building** height is 9.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1384) Exception RD 1384

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the date of enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the date of enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is: 1.2 metres;
- (E) The portion of a **building** with a **parking space** must be set back a minimum of 0.3 metres from a **side lot line**; and
- (F) The maximum **building** height is 9.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1385) Exception RD 1385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The maximum height of a **building** is 9.0 metres;
- (C) A **building** may not contain more than two **storeys**;
- (D) The maximum **lot coverage** is 40%;
- (E) The portion of a **building** with a **parking space** must be at least 0.3 metres from a **side lot line**; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1386) Exception RD 1386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 22.0 metres, measured from the original centre line of the **street**, if the **front lot line** abuts Midland Ave. and Brimley Rd.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 5.7 metres if the **side lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (C) The portion of a **building** with a **parking space** may be located a minimum of 0.3 metres from a **side lot line**;
- (D) The maximum **building** height is 9.0 metres;
- (E) The maximum number of **storeys** is 2; and
- (F) These lands must comply with exception 900.3.10(1462).

Prevailing By-laws and Prevailing Sections: (None Apply)

(1387) Exception RD 1387

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and zero on the other;
- (D) The maximum **building** height is 10.0 metres; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1388) Exception RD 1388

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) If a **lot** has a **detached house** the following regulations apply:
  - (i) the minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
  - (ii) the minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (iii) the maximum **lot coverage** is 50%;
  - (iv) the required **parking space** must be located in a **building**;
  - (v) The minimum **building setback** from a **side lot line** is:
    - (a) 1.0 metre, if the **lot** fronts on Ellesmere Rd.; and
    - (b) 1.0 metres on one side only in all other cases;
  - (vi) chimneys, pilasters, projecting columns, balconies, unenclosed porches and canopies must not project into any required **side yard**; and
  - (vii) only a **dwelling unit** and uses **ancillary** to a **dwelling unit** are permitted; and
- (B) A library is permitted at the address of 3550 Ellesmere Road if:
- (i) the **gross floor area** of all library **buildings** is not be greater than 35% of the **lot area**;
  - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
  - (iii) **parking spaces** are provided at a minimum rate of 3 **parking spaces** for each 100 square metres of **gross floor area** of all library **buildings**; and
  - (iv) there are no **dwelling units** on the same **lot** as the library. [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(1389) Exception RD 1389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 29-47 HILLCREST DR and the odd numbered addresses of 51-55 HILLCREST DR, Section 12(2) 241 former City of Toronto of By-law 438-86.

(1392) Exception RD 1392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 3 of former City of Toronto By-law 438-86.

(1393) Exception RD 1393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the minimum **lot area** is 900 square metres; and [TO: 438-86; 12 (2) 59]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 26 of former City of Toronto By-law 438-86; and
- (C) Section 12(1) 45 of former City of Toronto By-law 438-86.

(1394) Exception RD 1394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
  - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
  - (ii) the **building** is on the same **lot** that existed on October 15, 1980;  
[TO: 43886; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
  - (i) the original **building** had existed on the **lot** on October 15, 1960;
  - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered;  
[TO: 43886; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
  - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)]
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 8 May St. in 1954, Section 12(1) 13 of former City of Toronto By-law 438-86.

(1395) Exception RD 1395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 48 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 119 of former City of Toronto By-law 438-86.

(1397) Exception RD 1397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 325 of former City of Toronto By-law 438-86; and
- (C) Section 12(2) 326 of former City of Toronto By-law 438-86.

(1398) Exception RD 1398

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
  - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and

- (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229];
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
  - (i) the original **building** had existed on the **lot** on October 15, 1960;
  - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
  - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**; and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)];
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 319 of former City of Toronto By-law 438-86.

(1399) Exception RD 1399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
  - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
  - (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
  - (i) the original **building** had existed on the **lot** on October 15, 1960;

- (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)]
- (D) In addition to the uses permitted by the zone, a racquet **club** is also permitted;
- (E) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) Part II, 8. K.]
- (F) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (G) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.

(1401) Exception RD 1401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1402) Exception RD 1402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On the odd numbered addresses of 33-35 CHAPLIN CRES, former City of Toronto by-law 75-80.

(1403) Exception RD 1403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On 20 Budgell Ter., former City of Toronto by-law 213-75; and
- (B) On the odd numbered addresses of 23-53 Budgell Ter., former City of Toronto by-law 865-87.

(1404) Exception RD 1404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 199-205 Heath St. W., the even numbered addresses of 202-208 Heath St. W., the even numbered addresses of 210-212 Heath St. W., former City of Toronto by-law 551-78; and
- (B) On or between the even numbered addresses of 4-46 Montclair Ave., the odd numbered addresses of 5-17 Montclair Ave., former City of Toronto by-law 223-79.

(1406) Exception RD 1406

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;



- (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 118 of former City of Toronto By-law 438-86.

(B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1407) Exception RD 1407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(1409) Exception RD 1409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

(A) On 140 Rosewell Ave., former City of Toronto by-law 521-78.

(1410) Exception RD 1410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:

- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(1411) Exception RD 1411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On 65 Chatsworth Dr., former City of Toronto by-law 521-85.

(1413) Exception RD 1413

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On the odd numbered addresses of 775-843 Duplex Ave., the even numbered addresses of 770-844 Duplex Ave., former City of Toronto by-law 463-78

(1415) Exception RD 1415

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
  - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
  - (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
  - (i) the original **building** had existed on the **lot** on October 15, 1960;
  - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;

- (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)]
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86; and
- (B) On the lands municipally known as 130 Rosedale Valley Rd. in 1984, Section 12(1) 14 of former City of Toronto By-law 438-86.

(1416) Exception RD 1416

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 120 Dunvegan Rd. in 1978, Section 12(1) 322 of former City of Toronto By-law 438-86; and
- (B) On 122 Dunvegan Rd., former City of Toronto by-law 564-80.

(1417) Exception RD 1417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 200 Lonsdale Rd. in 2002, Section 12(1) 454 of former City of Toronto By-law 438-86; and
- (B) On 200 LONSDALE RD, former City of Toronto by-laws 107-70, 246-71 and 247-71.

(1418) Exception RD 1418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; and [TO: 438-86; 12 (1) 320]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On 18 OLD FOREST HILL RD, former City of Toronto by-laws 110-78 and 554-78.

(1419) Exception RD 1419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) On the even numbered addresses of 320-322 CHAPLIN CRES, former City of Toronto by-law 553-78;
- (B) On or between the odd numbered addresses of 1061-1065 Spadina Rd., former City of Toronto by-law 270-78; and

(C) On the odd numbered addresses of 1069-1071 Spadina Rd., former City of Toronto by-law 601-78.

(1420) Exception RD 1420

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On 510 St. Clements Ave., former City of Toronto by-law 581-78.

(1421) Exception RD 1421

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands, the replacement of any **building** existing as of February 28, 1977 having a height exceeding the height prescribed by this By-law is permitted, if the height of the new **building** does not exceed the height of the **building** being replaced; [TO: 438-86; 12 (1) 320]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) On 600 LONSDALE RD, former City of Toronto by-law 540-78.

(1422) Exception RD 1422

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) PART II 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) On 1 PEREGRINE WAY, former City of Toronto by-law 561-92.

(1423) Exception RD 1423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 328 of former City of Toronto By-law 438-86; and
- (B) On 225 ELLIS AVE, City of Toronto by-law 970-00.

(1424) Exception RD 1424

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
  - (i) the original **building** has a **interior floor area** of at least 370 square metres;
  - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
  - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered;
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978; [TO: 438-86; 12(1) 85];
- (C) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (D) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (E) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2)66 of former City of Toronto by-law 438-86;

- (B) Section 12(2) 323 of former City of Toronto By-law 438-86; and
- (C) On 216 Balmoral Ave., former City of Toronto by-law 41-80.

(1425) Exception RD 1425

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may be converted to allow for up to two **dwelling units** if:
  - (i) the original **building** has a **interior floor area** of at least 370 square metres;
  - (ii) the average **interior floor area** of the **secondary suite** is at least 110 square metres;
  - (iii) the original **building** is at least 20 years old and any addition to it, prior to the conversion, is at least five years old; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** is not materially altered;
- (B) A **residential building** that existed on the **lot** as of November 7, 1978, may continue to be used for that purpose if it complies with the provisions of former City of Toronto By-law 20623 as it existed immediately before November 7, 1978; [TO: 438-86; 12(1) 85];
- (C) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (E) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (F) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 26 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 45 of former City of Toronto By-law 438-86; and
- (D) On 260 RUSSELL HILL RD, former City of Toronto by-laws 22944 and 97-0117.

(1426) Exception RD 1426

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]

- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 2 of former City of Toronto By-law 438-86;
- (B) Section 12(1) 26 of former City of Toronto By-law 438-86;
- (C) Section 12(1) 45 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 323 of former City of Toronto By-law 438-86; and
- (E) On 355 St. Clair Ave. W., 355R St. Clair Ave. W., former City of Toronto by-law 162-67.

(1427) Exception RD 1427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86.

(1428) Exception RD 1428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted;
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) Part II, 8. K.]
- (C) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86; and
- (B) On 8 SNOWDON AVE, Section 12(2) 108 former City of Toronto By-law 438-86.

(1429) Exception RD 1429

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86.

(1430) Exception RD 1430



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 326 of former City of Toronto By-law 438-86.

(1431) Exception RD 1431

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1432) Exception RD 1432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On 93 DAWLISH AVE, former City of Toronto by-law 585-86;
- (D) On 73 GLENGOWAN RD, former City of Toronto by-law 533-80; and

(E) On 5 WEYBOURNE CRES, former City of Toronto by-law 563-80.

(1433) Exception RD 1433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and [TO: 438-86; 12 (2) 193];
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86; and
- (C) On the odd numbered addresses of 279-285 BLYTHWOOD RD, former City of Toronto by-laws 598-78, 728-78 and 326-80.

(1434) Exception RD 1434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (D) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86.

(1435) Exception RD 1435

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
  - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
  - (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
  - (i) the original **building** had existed on the **lot** on October 15, 1960;

- (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)]
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 319 of former City of Toronto By-law 438-86;
- (C) On the odd numbered addresses of 1-3 CORRIGAN CS, the even numbered addresses of 2-6 CORRIGAN CS, former City of Toronto by-law 807-78;
- (D) On 75 CRESCENT RD, former City of Toronto by-law 325-84;
- (E) On 6 PINE HILL RD, former City of Toronto by-laws 877-80 and 256-81; and [ By-law: 1025-2014 ]
- (F) On the odd numbered addresses of 7-51 SOUTH DR, the even numbered addresses of 30-36 SOUTH DR, the even numbered addresses of 4-14 SOUTH DR, the even numbered addresses of 48-54 SOUTH DR, 58 SOUTH DR, 60 SOUTH DR, former City of Toronto by-law 807-78. [ By-law: 1025-2014 ]

(1436) Exception RD 1436

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
  - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
  - (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229] [ By-law: 607-2015 ]

- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
- (i) the original **building** had existed on the **lot** on October 15, 1960;
  - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)];
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86;
- (B) On 45A CHESTNUT PK, the odd numbered addresses of 45B-45C CHESTNUT PK, former City of Toronto by-laws 425-76, and 122-77;
- (C) On the even numbered addresses of 26 and 28 CRESCENT RD, former City of Toronto by-laws 877-80, and 23-82; and
- (D) On 34 ROWANWOOD AVE, City of Toronto by-law 412-05.
- (E) On 80 Crescent Road, City of Toronto by-law 3-2010. [ By-law: 1249-2024 ]

(1437) Exception RD 1437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
  - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and

- (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229] [ By-law: 607-2015 ]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
  - (i) the original **building** had existed on the **lot** on October 15, 1960;
  - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
  - (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)];
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
  - (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86.
- (B) Section 12(2) 319 of former City of Toronto By-law 438-86.
- (C) On 33 CASTLE FRANK RD, former City of Toronto by-law 558-82.
- (D) On 75 DALE AVE, former City of Toronto by-law 409-81.
- (E) On 11 HAWTHORN AVE, former City of Toronto by-law 61-84.
- (F) On 20 MC KENZIE AVE, former City of Toronto by-law 409-81.
- (G) On 39 MC KENZIE AVE, former City of Toronto by-law 532-80.
- (H) On 1 NANTON AVE, former City of Toronto by-laws 81-79 and 124-92.
- (I) On the odd numbered addresses of 11-17 NANTON AVE, former City of Toronto by-laws 81-79 and 535-81.
- (J) On the odd numbered addresses of 21-53 NANTON AVE, the odd numbered addresses of 3-9 NANTON AVE, the even numbered addresses of 18-50 NANTON AVE, City of Toronto by-law 81-79.

(1438) Exception RD 1438

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
- (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
  - (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229] [ By-law: 607-2015 ]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
- (i) the original **building** had existed on the **lot** on October 15, 1960;
  - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered. [TO: 43886; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**,
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone. [TO: 438-86; 12(1) 231(a)];
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law. [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 319 of former City of Toronto By-law 438-86;
- (C) On the odd numbered addresses of 1-5A MAPLE AVE, former City of Toronto by-law 46-85;
- (D) On 44 MAPLE AVE, former City of Toronto by-laws 136-69, 236-69, and 328-70; and
- (E) On the odd numbered addresses of 9-9A Sherbourne St. N, former City of Toronto by-law 46-85.

(1439) Exception RD 1439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (B) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**; and [TO: 438-86; 12(2) 210 (ii)]
- (C) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 319 of former City of Toronto By-law 438-86; and
- (B) On or between the odd numbered addresses of 35-67 MATHERSFIELD DR, the even numbered addresses of 38-86 MATHERSFIELD DR, 71 MATHERSFIELD DR, the odd numbered addresses of 73-81 MATHERSFIELD DR, City of Toronto by-law 398-00.

(1440) Exception RD 1440

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 107 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 269 of former City of Toronto By-law 438-86; and
- (C) On 2 ALEXANDRA BLVD, City of Toronto by-law 81-99.

(1441) Exception RD 1441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback. [TO: 438-86; 6(3) Part II, 8. K.]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 288 of former City of Toronto By-law 438-86; and
- (B) On 11 WINONA DR, former City of Toronto by-laws 168-80 and 691-80.

(1442) Exception RD 1442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a **lot** along both sides of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., the minimum **front yard setback** is 10.5 metres;
- (B) On a **lot** along the east side of Avenue Rd., north of St. Clair Ave. W. and south of Lonsdale Rd., and the west side of Avenue Rd., north of Heath St. W. to a point 46.5 metres south of Lonsdale Rd., and north of St. Clair Ave. W. to a point 59 metres south of Heath St. W., the minimum **rear yard setback** is 12.0 metres;
- (C) On a **lot** along the west side of Avenue Rd., south of Lonsdale Rd. to a point 46.5 metres south of Lonsdale Rd., the minimum **rear yard setback** is 3.0 metres;

- (D) On a **lot** along the west side of Avenue Rd., south from Heath St. W. to a point 59 metres south of Heath St. W., the minimum **rear yard setback** is 15.0 metres; [TO: 438-86; 12 (2) 7]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 262 of former City of Toronto By-law 438-86; and
- (B) On 555 Avenue Rd., former City of Toronto by-laws 116-79 and 787-86.

(1443) Exception RD 1443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (B) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; and [TO: 438-86; 6(3) PART II 8. K.]
- (C) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted. [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86

(1444) Exception RD 1444

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
- (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
  - (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229] [ By-law: 607-2015 ]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:



- (i) the original **building** had existed on the **lot** on October 15, 1960;
  - (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)];
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]
- (I) On 120 Mt. Pleasant Road, despite regulation 10.5.80.10(3), one **parking space** may be in the **front yard**. [By-law: 1025-2014 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86; and
- (B) On 1, 2, 3, 4, & 6 Elm Avenue, 120 Mt. Pleasant Road and the former Elm Avenue, former City of Toronto By-laws 21707, 22700, 1-68, 250-70 and City of Toronto By-law 640-2002. [ By-law: 1025-2014 ]

(1445) Exception RD 1445

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **semi-detached house** or a **duplex** existed on a **lot** on October 15, 1980, it may be added to, enlarged, altered, or replaced with that same **residential building** type if:
  - (i) the **building** complies with the regulations for a **detached house** in the RD zone; and
  - (ii) the **building** is on the same **lot** that existed on October 15, 1980; [TO: 438-86; 12(1) 229] [ By-law: 607-2015 ]
- (B) A **detached house**, or a **dwelling unit** in a **semi-detached house** permitted in compliance with (A) above, may contain more than one **secondary suite** if:
  - (i) the original **building** had existed on the **lot** on October 15, 1960;

- (ii) the average **interior floor area** of the **dwelling unit** and the **secondary suites** combined is at least 110 square metres;
  - (iii) the **interior floor area** of each individual **dwelling unit** and **secondary suite** is at least 55 square metres; and
  - (iv) no exterior addition to or major exterior alteration of the **building** is made, and its external appearance as the original **detached house** or **semi-detached house** is not materially altered; [TO: 438-86; 12(1) 230]
- (C) A **detached house** may be vertically divided to become a **semi-detached house** if:
- (i) the original **building** is at least 20 years old and any addition to it, prior to the vertical division, is at least five years old; and
  - (ii) any addition for this alteration creating a **semi-detached house**:
    - (a) is not located at the front or sides of the **building**, and
    - (b) complies with the **building** requirements for a **detached house** in the RD zone; [TO: 438-86; 12(1) 231(a)];
- (D) Any addition or extension above the first **storey** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; [TO: 438-86; 12 (2) 193]
- (E) If a **lot** has a permitted maximum floor space index of 0.6, and has a **detached house** erected before October 15, 1953, the **detached house** may be enlarged by an addition to the rear of the **building** if:
- (i) the overall floor space index for the **lot**, including the addition, does not exceed a total of 0.69;
  - (ii) all finished floor levels within the addition are no higher than the uppermost floor level in the existing **building**;
  - (iii) no part of the addition is closer to the nearest **side lot line** than the shortest distance between the existing side **main wall** of the **building** and the **side lot line**; and
  - (iv) any prior addition is at least 5 years old; [TO: 438-86; 6(3) PART VI 1.]
- (F) Despite regulation 10.5.40.60(1), in a **front yard** or **rear yard**, a platform with a floor higher than the **first floor** of the **building** above **established grade** may not encroach into the required yard setback; [TO: 438-86; 6(3) PART II 8. K.]
- (G) If a **lot** has a **lot frontage** of 7.6 metres or less, a **vehicle** entrance through the **front wall** of a **residential building** is not permitted; and [TO: 438-86; 6(3) PART IV 3. (i) and (vii)]
- (H) Required **parking spaces** for a **dwelling unit** must be located within a **building** or **structure**. [TO: 438-86; 12(2) 210 (ii)]

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 10 of former City of Toronto By-law 438-86; and
- (B) On 10, 14 & 16 Elm Avenue and 125 Mt. Pleasant Road former City of Toronto By-laws 21707, 22700, 1-68, 250-70 and City of Toronto By-law 640-2002. [ By-law: 1025-2014 ]

(1450) Exception RD 1450

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 797-2005.

(1451) Exception RD 1451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot depth** is 91.0 metres; and
- (B) The minimum **side yard setback** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(1452) Exception RD 1452

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 194 **Park** lawn Rd., City of Etobicoke by-law 236-1988; and
- (B) On the lands municipally known as 195 **Park** Lawn Rd., Borough of Etobicoke by-law 125-1967.

(1455) Exception RD 1455

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 882-2010(OMB).

(1458) Exception RD 1458

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 89, of former City of Scarborough by-law 12466.

(1460) Exception RD 1460

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) The portion of **building** with a **parking space** may be located in a **side yard**, if it is at least 0.45 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands known as the even numbered **lots** from 1166 to 1206 Warden Ave., Schedule "C" Exceptions 4, 6 of former City of Scarborough by-law 9511;
- (B) On **lots** known as 3 to 13 Colony Rd., Schedule "C" Exception 7 of former City of Scarborough by-law 9511; and
- (C) On **lots** known as 122 Tower Dr., Schedule "C" Exceptions 5 and 32 of former City of Scarborough by-law 9511.

(1461) Exception RD 1461

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (C) The minimum **building setback** from a **lot line** that abuts Warden Ave. or Pharmacy Ave. is 22.0 metres measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) The portion of **building** with a **parking space** may be located in a **side yard** if it is at least 0.45 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands known as 32 and 34 Guild Hall Dr., Schedule "C" Exceptions 5 and 12, of former City of Scarborough by-law 9511.

(1462) Exception RD 1462

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index for a **lot** with a **dwelling unit** in a permitted **building** type is:
  - (i) the lesser of 0.6 times the **lot area** or 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) the lesser of 0.5 times the **lot area** or 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
  - (iii) 0.4 times the **lot area** if the **lot area** is more than 697 square metres. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1054-2013 ]

(1463) Exception RD 1463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.
- (B) On 716 Marlee Avenue, 692, 694 and 696 Glengrove Avenue, City of Toronto by-law 1295-2013.  
[ By-law: 616-2025 ]

## 900.4 RS - Zone

### 900.4.1 General

#### (1) RS Zone Exceptions

The regulations located in Article 900.4.10 apply only to the exceptions subject to the RS zone and identified with the corresponding exception number.

### 900.4.10 Exceptions for RS Zone

#### (1) Exception RS 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **detached house** is 10.5 metres;
- (B) The minimum **lot frontage** for a **semi-detached house** is 16.5 metres;
- (C) The minimum **rear yard setback** is 7.5 metres;
- (D) The minimum **front yard setback** is 3 metres;
- (E) The minimum **side yard setback** is 0.6 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a road is 3 metres;
- (G) All garages must be set back a minimum of 6.5 metres from the edge of the nearest sidewalk or a minimum of 7.5 metres from the nearest road curb where a sidewalk is not provided; and
- (H) The maximum **building** height is 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

#### (2) Exception RS 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **detached house** is permitted, if:
  - (i) the minimum **lot frontage** is 9.0 metres;
  - (ii) the minimum **lot area** is 264 square metres;
  - (iii) the maximum **lot coverage** is 35%;
  - (iv) the minimum **front yard setback** is 6.0 metres;
  - (v) the minimum **rear yard setback** is 7.5 metres;
  - (vi) the minimum **side yard setback** is 1.2 metres; and
  - (vii) **driveways** on adjacent **lots** must be separated by a minimum distance of 6.0 metres; and
- (B) A **semi-detached house** is permitted, if:
  - (i) the minimum **lot frontage** is 14.0 metres;
  - (ii) the minimum **lot area** is 400 square metres;
  - (iii) the maximum **lot coverage** is 40%;
  - (iv) the minimum **front yard setback** is 6.0 metres;
  - (v) the minimum **rear yard setback** is 7.5 metres;
  - (vi) the minimum **side yard setback** is 1.2 metres; and
  - (vii) **driveways** on adjacent **lots** must be separated by a minimum distance of 6.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

#### (3) Exception RS 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 22.0 metres from the original centreline of Birchmount Rd.; and
- (B) The minimum **building setback** from a **side lot line** is 2.4 metres for each side of a **semi-detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 607-2015 ]

(4) Exception RS 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 2788.

(5) Exception RS 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1980-208.

(6) Exception RS 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **detached house** must comply with:
  - (i) the minimum **lot frontage** is 12.0 metres;
  - (ii) the minimum **lot area** is 465 square metres;
  - (iii) the maximum **lot coverage** is 33%;
  - (iv) the maximum **building** height is 9.5 metres; and
  - (v) the maximum floor space index is 0.45; and
- (B) A **semi-detached house** must comply with:
  - (i) the minimum **lot frontage** is 18.0 metres;
  - (ii) the minimum **lot area** is 665 square metres;
  - (iii) the maximum **lot coverage** is 33%; and
  - (iv) the maximum **building** height is 11.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(7) Exception RS 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1979-262.

(8) Exception RS 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 118 Wesley St., former City of Etobicoke by-law 1981-202.

(9) Exception RS 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 535-2005.

(10) Exception RS 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1978-178 and 1980-135.

(11) Exception RS 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-133.

(12) Exception RS 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 823-2004.

(13) Exception RS 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 80;
- (B) The minimum **building setback** from the **front lot line** is 4.5 metres;
- (C) The minimum **building setback** from the **rear lot line** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 0.61 metres;
- (E) The maximum **lot coverage** is 45%; and
- (F) The maximum **building** height is 10.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception RS 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The only permitted **building** type is **semi-detached houses** and **ancillary structures**;
- (B) The minimum **building setback** from the **front lot line** and **rear lot line** is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The maximum height of all **buildings** is the lesser of 9.1 metres or 3 **storeys** above grade;
- (E) **Front yard** hard surfacing must not exceed 60% of the **front yard** for each **semi-detached house**; and
- (F) The maximum **lot coverage** for all **buildings** is 51%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(15) Exception RS 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25358.

(16) Exception RS 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) There is a maximum of two **dwelling units** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **front yard setback** is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 2.4 metres; and
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

- (A) On the lands known as 137 and 139 Painted Post Dr., Schedule "C" Exception 2, of former City of Scarborough By-law 9510. [ By-law: 801-2020 ]

(17) Exception RS 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) There is a maximum of two **dwelling units** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **front yard setback** is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 2.4 metres; and
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(18) Exception RS 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) There is a maximum of two **dwelling units** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 2.4 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(19) Exception RS 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
  - (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 306 square metres for each **dwelling unit**;
- (B) A **detached house** is permitted on a **lot** having:
  - (i) a minimum **lot frontage** of 9.0 metres; and
  - (ii) minimum **lot area** of 306 square metres;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 2.4 metres without an attached garage; and
  - (ii) 1.2 metres with an attached garage; and [ By-law: 451-2022 ]
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(20) Exception RS 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **semi-detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 16.5 metres per **semi-detached house** and 8.25 metres for each **dwelling unit**;
  - (ii) the minimum **lot area** is 557 square metres per **semi-detached house** and 278 square metres for each **dwelling unit**;
  - (iii) the minimum **building setback** from a **side lot line** is 2.4 metres; and
  - (iv) the minimum **building setback** from a **front lot line** that abuts Markham Rd. is 30.0 metres measured from the original centreline of Markham Rd.; and
- (B) A **detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 12.0 metres;
  - (ii) the minimum **lot area** is 464 square metres;
  - (iii) the minimum **building setback** from a **side lot line** is 1.2 metres;
  - (iv) an attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**; and
  - (v) the minimum **building setback** from a **front lot line** that abuts Markham Rd. is 30.0 metres measured from the original centreline of Markham Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(21) Exception RS 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These lands must comply with exception 900.4.10(336);
- (B) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
  - (iii) the minimum **building setback** from a **lot line** that abut Morningside Ave. is 22.0 metres from the original centreline of Morningside Ave.;
  - (iv) the minimum **building setback** from a **side lot line** is 1.2 metres; and
  - (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.; and
- (C) A **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 7.5 metres;
  - (ii) minimum **lot area** is 306 square metres;
  - (iii) the minimum **building setback** from a **lot line** that abut Morningside Ave. is 22.0 metres from the original centreline of Morningside Ave.;
  - (iv) the minimum **building setback** from a **side lot line** is 1.2 metres; and
  - (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(22) Exception RS 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 85 Keeler Boulevard, Clause 10.40.40.40 and regulations 10.5.40.70(1), 10.5.80.40(3) and 10.40.40.70(2) and (3) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) or (C) below;
- (B) A **semi-detached house** must comply with the following:
  - (i) Minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) Minimum **lot area** is 440 square metres per **semi-detached house** and 220 square metres for each **dwelling unit**;
  - (iii) In the case of a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;
  - (iv) The required minimum **side yard setback** is 1.2 metres for a **semi-detached house**;
  - (v) The required minimum **side yard setback** for a **semi-detached house** is 2.5 metres to the **side lot line** that abuts the **street**;
  - (vi) The minimum **rear yard setback** is 7.0 metres where a **lot** does not directly abut a **Park**;
  - (vii) The minimum **rear yard setback** is 7.5 metres where a **lot** directly abuts a **Park**;
  - (viii) Maximum floor area 210 square metres;
  - (ix) An attached garage must be erected with each **dwelling unit**; and
  - (x) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.
- (C) A **detached house** must comply with the following:
  - (i) Minimum **lot frontage** is 15.0 metres;
  - (ii) Minimum **lot area** is 440 square metres;
  - (iii) In the case of a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;
  - (iv) The required minimum **side yard setback** is 1.2 metres;
  - (v) The required minimum **side yard setback** for a **detached house** is 2.5 metres to the **side lot line** that abuts the **street**;
  - (vi) The minimum **rear yard setback** is 7.0 metres where a **lot** does not directly abut a **Park**;

- (vii) The minimum **rear yard setback** is 7.5 metres where a **lot** directly abuts a **Park**;
- (viii) Maximum floor area 240 square metres;
- (ix) An attached garage must be erected with each **dwelling unit**; and
- (x) A sales office and model home, used exclusively for the initial sale of **dwelling units** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 387-2015 ]

(23) Exception RS 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abut Kennedy Rd. is 22.0 metres from the original centreline of Kennedy Rd.;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (D) The required **parking space** must be located in an enclosed **building**; and
- (E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(24) Exception RS 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These lands must comply with exception 900.4.10(336);
- (B) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
  - (iii) the minimum **building setback** from a **lot line** that abut Midland Ave. is 22.0 metres from the original centreline of Midland Ave.;
  - (iv) the minimum **building setback** from a **side lot line** is 2.4 metres; and
  - (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (C) A **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 9.0 metres;
  - (ii) minimum **lot area** is 325 square metres;
  - (iii) the minimum **building setback** from a **lot line** that abut Midland Ave. is 22.0 metres from the original centreline of Midland Ave.;
  - (iv) the minimum **building setback** from a **side lot line** is 0.9 metres; and
  - (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 16, of former City of Scarborough by-law 9364 applies to the **lots** municipally known as 164 and 166 Park St.; and
- (B) Schedule "C" Exceptions 6 and 9, of former City of Scarborough by-law 9364 applies to the **lots** municipally known as 454, 456 and 458 Midland Ave.

(25) Exception RS 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These lands must comply with exception 900.4.10(336);
- (B) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
  - (iii) the minimum **building setback** from a **lot line** that abut Birchmount Rd. or Kennedy Rd. is 22.0 metres from the original centreline of Birchmount Rd. or Kennedy Rd.;
  - (iv) the minimum **building setback** from a **side lot line** is 1.2 metres; and
  - (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
- (C) A **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 15.0 metres;
  - (ii) minimum **lot area** is 510 square metres;
  - (iii) the minimum **building setback** from a **lot line** that abut Birchmount Rd. or Kennedy Rd. is 22.0 metres from the original centreline of Birchmount Rd. or Kennedy Rd.;
  - (iv) the minimum **building setback** from a **side lot line** is 0.45 metres; and
  - (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(26) Exception RS 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These lands must comply with exception 900.4.10(336);
- (B) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**; and
  - (iii) the minimum **building setback** from a **side lot line** is 2.4 metres; and
- (B) A **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 7.5 metres;
  - (ii) minimum **lot area** is 290 square metres;
  - (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
  - (iv) the minimum **building setback** from a **side lot line** on the south side of the **lot** is 0.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(27) Exception RS 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) These lands must comply with exception 900.4.10(336);
- (B) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**; and
  - (iii) the minimum **building setback** from a **side lot line** is 2.4 metres; and
- (C) A **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 7.5 metres;
  - (ii) minimum **lot area** is 290 square metres;

- (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
- (iv) the minimum **building setback** from a **side lot line** on the north side of the **lot** is 0.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(28) Exception RS 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Midland Ave. is 22.0 metres from the original centreline of Midland Ave.;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(29) Exception RS 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abut Midland Ave. is 22.0 metres from the original centreline of Midland Ave.;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) The maximum **lot coverage** is 50%; and
- (G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(30) Exception RS 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave. is 22 metres from the centreline of that **street**;
- (B) The minimum **building setback** from a **side lot line** where that **side yard** also contains a **driveway**, is 2.7 metres;
- (C) A garage must not be located less than 0.45 metres from a **side lot line**;
- (D) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
  - (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
- (E) A **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 9.0 metres; and
  - (ii) minimum **lot area** is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(31) Exception RS 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Victoria Park Ave. is 22 metres from the centreline of that **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** abutting a **street** is 5.7 metres;
- (D) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
  - (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
- (E) A **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 9.0 metres; and
  - (ii) minimum **lot area** is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(32) Exception RS 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** abutting a **street** is 4.5 metres;
- (C) The required **parking spaces** must be located in the **residential building**;
- (D) A **semi-detached house** must comply with the following:
  - (i) minimum **lot frontage** is 17.0 metres per **semi-detached house** and 8.5 metres for each **dwelling unit**; and
  - (ii) minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (E) A **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 8.5 metres; and
  - (ii) minimum **lot area** is 305 square metres; and
- (F) The elevation of the floor of the **parking space** in the **building** must not be more than 0.65 metres below the elevation of the sidewalk.

Prevailing By-laws and Prevailing Sections: (None Apply)

(33) Exception RS 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of a **building** is 12.5 metres and 2 storeys;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a **building** faces a **street**, the **vehicle** entrance must be set back a minimum of 5.7 metres from the **lot line** that abuts the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) If the common wall of a **semi-detached house** does not exist above grade the minimum separation between the **main walls** is 1.2 metres;
- (F) The minimum **building setback** from a rear **lot line** is 7.25 metres;

- (G) Despite regulation 10.5.40.60 (1) (C), in a **rear yard** a platform with a floor no higher than the **first storey** of the **building** above **established grade** may encroach into the required **rear yard setback** the lesser of 2.5 metres or 50% of the required **rear yard setback**, if it is no closer to a **side lot line** than the **side yard setback**;
- (H) Despite regulation 10.5.50.10 (1) (B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, a minimum of 35% of the **front yard** must be **landscaping**; and
- (I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol may be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:
  - (i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;
  - (ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;
  - (iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and
  - (iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1304-2015 ]

(35) Exception RS 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations 10.5.10.70(1) and 10.40.40.70(1), the required minimum **front yard setback** is 3 metres except for the portion of **main wall** with **vehicle** access, which must be set back at least 6.0 metres;
- (B) Despite regulation 10.40.30.40(1), the permitted maximum **lot coverage** is 50%;
- (C) Despite regulation 10.40.20.40(1), the only permitted **residential building** type is a **semi-detached house**;
- (D) On Area A as identified on Diagram 3 of By-law 1339-2015:
  - (i) Despite regulations 10.40.30.20(1) (A) and (B), the required minimum **lot frontage** is 20.0 metres for a **semi-detached house** and 10.0 metres for each **dwelling unit**;
  - (ii) Despite regulations 10.40.40.10(1) and (3), the permitted maximum height is 11.0 metres and permitted maximum number of **storeys** is 2;
  - (iii) Despite regulation 10.40.40.70(2), the required minimum **rear yard setback** is 7.5 metres;
  - (iv) Despite regulation 10.40.40.70(3), the required minimum **side yard setback** is 1.2 metres from one **side lot line** and 0.6 metres from the other **side lot line**; and
  - (v) On the side with the 1.2 metre **building setback**, the required minimum **side yard** separation distance between **buildings** on abutting **lots** is 2.4 metres.
- (E) On Area B as identified on Diagram 3 of By-law 1339-2015:
  - (i) Despite regulation 5.10.30.20.(1), the **front lot line** is the **lot line** that abuts Kingston Road;
  - (ii) Regulation 10.5.80.40(3) does not apply;
  - (iii) Despite regulation 10.40.30.20(1), the required minimum **lot frontage** for a **semi-detached house** is 20.0 metres with a minimum **lot frontage** of 11.0 metres for one of the **dwelling units**;
  - (iv) Despite regulations 10.40.40.10(1) and (3), the permitted maximum height is 12.0 metres and permitted maximum number of **storeys** is 3;
  - (v) Despite regulation 10.40.40.70(2), the required minimum **rear yard setback** is 7.5 metres; and
  - (vi) Despite regulation 10.40.40.70(3), the required minimum **side yard setback** is:
    - (a) 2.0 metres from a **side lot line** that abuts a **street**; and
    - (b) 1.2 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1339-2015 ]

(36) Exception RS 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections: [amended by By-law 580-2017]

Site Specific Provisions:

- (A) On 357 Birchmount Road (north-east corner of Birchmount Road and Highview Avenue) regulations 10.5.80.10 (7), 10.40.30.10 (1), 10.40.30.20 (1), 10.40.40.1 (2) and clause 10.40.40.70, do not apply to prevent the erection or use of a building, structure, addition or enlargement if it complies with (B) below;
- (B) These standards apply to the lands as a whole:
  - (i) the **lot line** abutting Birchmount Road is the **front lot line**;
  - (ii) the minimum **lot frontage** is 80.0 metres;
  - (iii) the minimum **lot area** is 3,360.0 square metres;
  - (iv) the minimum **building setback** from a **lot line** that abuts Birchmount Road is 22.0 metres measured from the original centreline of Birchmount Road;
  - (v) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
  - (vi) the minimum **rear yard building setback** is 14.0 metres;
  - (vii) the minimum **building setback** for **dwelling units** from the north **lot line** is 30.0 metres;
  - (viii) a maximum of 4 **semi-detached houses** and 1 **detached house** are permitted on the **lot**;
  - (ix) the minimum separation distance between the side **main walls** of any adjacent **building** is 3.0 metres;
  - (x) despite what is shown on the Height overlay map, a **detached house** may have a maximum **building** height of 9.8 metres;
  - (xi) a minimum of 570.0 square metres of outdoor **amenity space** must be provided and may be in the form of **landscaping**;
  - (xii) a designated area with a minimum of 4 visitor **parking spaces** must be provided on the **lot**;
  - (xiii) a **landscaping** strip having a minimum width of 1.7 metres must be provided along the entire east **lot line**; and
  - (xiv) all waste and **recyclable material** must be stored in a wholly enclosed **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 109-2015(OMB) ]

(38) Exception RS 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1629 Sheppard Avenue West, **dwelling units** in either **detached houses** or **semi-detached houses** may be constructed or used in compliance with (B) to (M) below.
- (B) For the purposes of this exception, the **lot** comprises the lands delineated as Part A on Diagram 1 of By-law 980-2022.
- (C) Regulation 10.40.40.1(2), respecting the number of residential **buildings** permitted on a **lot**, does not apply
- (D) Despite Regulation 10.40.40.40(1), the permitted maximum **gross floor area** is 1,400 square metres.
- (E) A maximum of 7 **dwelling units** are permitted.
- (F) For the purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 168.30 metres.
- (G) Despite Regulation 10.40.40.10(1) and (3), the maximum height and **storeys** of a **building** or **structure** is the numerical value, in metres following the letters "HT" and "ST" on Diagram 3 of By-law 980-2022.
- (H) Despite Regulation 10.40.40.10(2), respecting the height of **main walls**, the heights of the **main walls** shall be 9.83 metres above **established grade**.
- (I) Despite Regulation 10.5.40.70(1) and 10.40.40.70, the required minimum **building setbacks** in metres are shown on Diagram 3 of By-law 980- 2022.
- (J) Despite Regulation 10.5.40.60 respecting permitted encroachments and (I) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law 980-2022 as follows:
  - (i) stairs in the **front yard**, 1.4 metres.
- (K) Despite Regulation 10.40.40.20 and 10.40.40.30, respecting **building** length and **building** depth, the lengths and depths are as shown in Diagram 3.



(L) Despite Regulation 200.5.10.1 and Table 200.5.10.1 a minimum number of **parking spaces** must be provided and maintained on the **Lot** as follows:

(i) 1.0 residential occupant **parking space** for each **dwelling unit** within each integral **building** garage.

(M) Despite Clause 10.5.50.10 (1), a minimum of 70% of the **front yard** must be **landscaping**, of which 50 percent must be **soft landscaping**

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law 7625. [ By-law: 980-2022 ]

(39) Exception RS 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 10.40.30.40(1), the permitted maximum **lot coverage** is 50 percent for a **building** with a **transportation use**;
- (B) Clause 10.40.40.70 regarding required minimum **building setbacks** does not apply to a **building** with a **transportation use**;
- (C) Regulations 10.40.30.10(1) and 10.40.30.20(1) do not apply to a **lot** containing a **transportation use**;
- (D) Despite Regulations 10.40.40.10(1) and (3), the permitted maximum height of a **building** with a **transportation use** is 15 metres;
- (E) Despite Regulation 10.5.40.60(2), a canopy, awning or similar **structure** may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (F) Article 10.5.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (G) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (H) Despite Clause 10.5.100.1, a **driveway** for a **transportation use** must have a minimum width of 3.4 metres; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 821-2022 ]

(40) Exception RS 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 123 Torrens Avenue, City of Toronto by-law 71-2014. [ By-law: 1249-2024 ]

(42) Exception RS 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
  - (i) the minimum **lot frontage** is 10.5 metres; and
  - (ii) the minimum **lot area** is 301 square metres;
- (B) The minimum **side yard setback** is 1.2 metres;
- (C) The minimum **building setback** from a **rear lot line** is 3.0 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) The maximum **lot coverage** is 50%; and
- (G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(43) Exception RS 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
  - (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 306 square metres;
- (B) A **lot** with a **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 7.5 metres; and
  - (ii) minimum **lot area** is 306 square metres;
- (C) The minimum **side yard setback** is 1.2 metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Brimley Rd. is 6.0 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The maximum **lot coverage** is 40%; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(44) Exception RS 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 1.2 metres;
- (B) The maximum **lot coverage** is 40%;
- (C) The required **parking space** must be located in the **residential building**;
- (D) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from all **side lot lines**; and
- (E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(46) Exception RS 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 101 Cedarvale Ave., Section 7.5.4.18, of the former Borough of East York zoning by-law 6752.

(48) Exception RS 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
  - (i) the minimum **building setback** from a **front lot line** that abuts St. Clair Ave. is 22.0 metres from the centreline on the original road allowance;
  - (ii) the minimum **side yard setback** is 0.45 metres;

- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
  - (iv) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance; and
  - (v) except for **lots** fronting on Birchmount Rd. or Zenith Dr., an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (B) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
- (i) the minimum **lot frontage** is 15.0 metres; and
  - (ii) the minimum **lot area** is 510 square metres;
- (C) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
- (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 255 square metres; and
- (D) A **lot** with a **detached house** must comply with the following:
- (i) minimum **lot frontage** is 7.5 metres; and
  - (ii) minimum **lot area** is 255 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(49) Exception RS 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
- (i) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
  - (ii) the minimum **side yard setback** is 0.9 metres;
  - (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
  - (iv) except for **lots** fronting on Birchmount Rd. or Zenith Dr., an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (B) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
- (i) the minimum **lot frontage** is 18.0 metres; and
  - (ii) the minimum **lot area** is 613 square metres;
- (C) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
- (i) the minimum **lot frontage** is 9 metres; and
  - (ii) the minimum **lot area** is 306 square metres; and
- (D) A **lot** with a **detached house** must comply with the following:
- (i) minimum **lot frontage** is 9.0 metres; and
  - (ii) minimum **lot area** is 306 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(51) Exception RS 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** is permitted per **lot** as shown on the registered plan;
- (B) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (C) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (D) The minimum **side yard setback** is 2.4 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(52) Exception RS 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **building** being either one **semi-detached house** or one **detached house**, is permitted per **lot**, as shown on the registered plan;
- (B) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (C) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (D) The minimum **side yard setback** is 2.4 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (F) The minimum **building setback** from a **front lot line** that abuts St. Clair Ave. is 22.0 metres from the centreline on the original road allowance.

Prevailing By-laws and Prevailing Sections: (None Apply)

(53) Exception RS 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
  - (i) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
  - (ii) the minimum **side yard setback** is 2.4 metres;
  - (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
  - (iv) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance; and
  - (v) except for **lots** fronting on Birchmount Rd. or Zenith Dr., an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (B) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
  - (i) the minimum **lot frontage** is 18.0 metres; and
  - (ii) the minimum **lot area** is 613 square metres;
- (C) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 306 square metres; and
- (D) If a **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 12 metres; and
  - (ii) the minimum **lot area** is 464 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(54) Exception RS 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
  - (i) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
  - (ii) the minimum **side yard setback** is 1.2 metres; and
  - (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(B) If a **lot** has a **semi-detached house** the following applies:

- (i) the minimum **lot frontage** is 18.0 metres; and
- (ii) the minimum **lot area** is 613 square metres; and

(C) If a **lot** has a **detached house** the following applies:

- (i) the minimum **lot frontage** is 9.0 metres; and
- (ii) the minimum **lot area** is 306 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(55) Exception RS 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In all cases the following applies:

- (i) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
- (ii) the minimum **side yard setback** is 1.2 metres; and
- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(B) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:

- (i) the minimum **lot frontage** is 12.0 metres; and
- (ii) the minimum **lot area** is 510 square metres;

(C) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:

- (i) the minimum **lot frontage** is 6.0 metres; and
- (ii) the minimum **lot area** is 255 square metres; and

(D) If a **lot** has a **detached house** the following applies:

- (i) the minimum **lot frontage** is 7.5 metres; and
- (ii) the minimum **lot area** is 325 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(56) Exception RS 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:

- (i) the minimum **lot frontage** is 12.0 metres; and
- (ii) the minimum **lot area** is 510 square metres;

(B) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:

- (i) the minimum **lot frontage** is 6.0 metres; and
- (ii) the minimum **lot area** is 255 square metres;

(C) If a **lot** has a **semi-detached house** the following applies:

- (i) the minimum **side yard setback** is 2.4 metres; and
- (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and

(D) If a **lot** has a **detached house** the following applies:

- (i) the minimum **lot frontage** is 7.5 metres;
- (ii) the minimum **lot area** is 325 square metres;
- (iii) the minimum **side yard setback** is 1.2 metres; and
- (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(57) Exception RS 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
  - (i) the minimum **lot frontage** is 21.0 metres; and
  - (ii) the minimum **lot area** is 882 square metres;
- (B) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
  - (i) the minimum **lot frontage** is 10.5 metres; and
  - (ii) the minimum **lot area** is 440 square metres;
- (C) A **lot** with a **detached house** must comply with the following:
  - (i) minimum **lot frontage** is 10.5 metres; and
  - (ii) minimum **lot area** is 440 square metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd. is 22.0 metres from the centreline on the original road allowance;
- (E) The minimum **side yard setback** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The garage must be integrated into the **residential building**;
- (H) Underground **structures** must be set back from a **lot line** the greater of 3.0 metres or a distance equal to the vertical distance between **established grade** and the floor of the **structure**; and
- (I) The requirement of 1 **parking space** per **dwelling unit** does not apply to the principal **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(58) Exception RS 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
  - (i) the minimum **lot frontage** is 18.0 metres; and
  - (ii) the minimum **lot area** is 613 square metres;
- (B) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 306 square metres;
- (C) If a **lot** has a **semi-detached house** the following applies:
  - (i) the minimum **side yard setback** is 2.4 metres; and
  - (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and
- (D) If a **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 12.0 metres;
  - (ii) the minimum **lot area** is 464 square metres;
  - (iii) the minimum **side yard setback** is 1.2 metres; and
  - (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(59) Exception RS 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** is permitted per **lot** as shown on the registered plan;
- (B) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (C) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (D) The minimum **side yard setback** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(60) Exception RS 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** is permitted per **lot** as shown on the registered plan;
- (B) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (C) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception "N", of former City of Scarborough by-law 9350.

(61) Exception RS 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **side yard setback** is 0.45 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) A **detached house** is permitted on a **lot** that has a minimum **lot frontage** of 6.0 metres; and
- (D) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(62) Exception RS 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The required **parking space** must be located in the **residential building**;
- (G) All lands located within 3.0 metres of a **lot line** abutting Highway 401 must be used for **soft landscaping** purposes; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(63) Exception RS 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts Pitfield Rd. and Brownspring Rd. is 7.5 metres;
- (E) The minimum **side yard setback** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(64) Exception RS 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(65) Exception RS 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **lot** with a **semi-detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 20.0 metres per **semi-detached house** and 10.0 metres for each **dwelling unit**;
  - (ii) the minimum **lot area** is 613 square metres per **semi-detached house** and 306 square metres for each **dwelling unit**;
  - (iii) the minimum **building setback** from a **side lot line** is 0.9 metres;
  - (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres; and
  - (v) an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (B) A **lot** with a **detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 10.0 metres;
  - (ii) the minimum **lot area** is 306 square metres;
  - (iii) the minimum **building setback** from a **side lot line** is 0.9 metres;
  - (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;



- (v) an attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**; and
- (vi) an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(66) Exception RS 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **lot** with a **semi-detached house** must comply with the following:

- (i) the minimum **lot frontage** is 15.0 metres per semi-detached **building** and 7.5 metres for each **dwelling unit**;
- (ii) the minimum **lot area** is 540 square metres per semi-detached **building** and 270 square metres for each **dwelling unit**;
- (iii) the minimum **building setback** is 3.0 metres from the **street** line, including all projections except a roof overhang projecting a maximum of 0.5 m; except that portion of the front **main wall** with access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, must be set back to achieve a minimum **driveway** length of 6.0 metres, measured perpendicular from the **street** line to the **main wall** of the **building** with a garage door;
- (iv) the minimum **building setback** from a **side lot line** is 1.2 metres;
- (v) an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (vi) the minimum **rear yard setback** is 10.0 metres; and
- (vii) the maximum **lot coverage** is 40%; and

(B) A **lot** with a **detached house** must comply with the following:

- (i) the minimum **lot frontage** is 12.0 metres;
- (ii) the minimum **lot area** is 265 square metres;
- (iii) the minimum **building setback** is 3.0 metres from the **street** line, including all projections except a roof overhang projecting a maximum of 0.5 m; except that portion of the front **main wall** with access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, must be set back to achieve a minimum **driveway** length of 6.0 metres, measured perpendicular from the **street** line to the **main wall** of the **building** with a garage door;
- (iv) the minimum **building setback** from a **side lot line** is 1.2 metres from one **side lot line** and 0.6 metres of the other **side lot line**;
- (v) an attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**;
- (vi) an attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (vii) the minimum **rear yard setback** is 10.0 metres; and
- (viii) the maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(67) Exception RS 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26360.

(68) Exception RS 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 676-2000.

(69) Exception RS 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is:

- (i) 9.0 metres for a **front lot line**; and
- (ii) 5.7 metres for a **side lot line**;

(B) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek;

(C) A **lot** with a **semi-detached house** must comply with the following:

- (i) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (ii) the minimum **lot area** is 603 square metres per **semi-detached house** and 300 square metres for each **dwelling unit**;
- (iii) the minimum **building setback** from a **side lot line** is 1.2 metres; and
- (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and

(D) A **lot** with a **detached house** must comply with the following:

- (i) the minimum **lot frontage** is 9.0 metres;
- (ii) the minimum **lot area** is 280 square metres;
- (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
- (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(70) Exception RS 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is:

- (i) 9.0 metres for a **front lot line**; and
- (ii) 5.7 metres for a **side lot line**;

(B) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek;

(C) A **lot** with a **semi-detached house** must comply with the following:

- (i) a maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (ii) the minimum **building setback** from a **side lot line** is 1.2 metres; and
- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and

(D) A **lot** with a **detached house** must comply with the following:

- (i) the minimum **lot frontage** is 12.0 metres;
- (ii) the minimum **lot area** is 464 square metres;
- (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
- (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(71) Exception RS 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(72) Exception RS 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 603 square metres per **semi-detached house** and 300 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 300 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 24.0 metres measured from the original centreline of Kennedy Road; [ By-law: 451-2022 ]
- (G) The required **parking space** must be located in the **residential building**; and
- (H) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(73) Exception RS 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 15.5 metres per **semi-detached house** and 7.7 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 603 square metres per **semi-detached house** and 300 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 7.7 metres and the minimum **lot area** is 300 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 7.5 metres; [ By-law: 451-2022 ]
- (F) The required **parking space** must be located in the **residential building**;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(74) Exception RS 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **side yard setback** for each side of the **building** is that which existed on the day of the enactment of this By-law;
- (E) The minimum rear **lot** setback is that which existed on the day of the enactment of this By-law;
- (F) The part of **main wall** of the **building** with the access to the required **parking space** must be set back a minimum of 5.7 metres from a **front lot line** or **side lot line** that abuts a **street**;
- (G) The minimum **building setback** from a **front lot line** is 3.0 metres.
- (H) There must be no encroachments into the required **front yard** or **side yard**;
- (I) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.
- (J) The maximum **lot coverage** is 45%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(75) Exception RS 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **side yard setback** for each side of the **building** is that which existed on the day of the enactment of this By-law;
- (E) The minimum rear **lot** setback is that which existed on the day of the enactment of this By-law;
- (F) The part of **main wall** of the **building** with the access to the required **parking space** must be set back a minimum of 5.7 metres from a **front lot line** or **side lot line** that abuts a **street**;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) The maximum **lot coverage** is 45%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(76) Exception RS 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 306 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 7.5 metres and the minimum **lot area** is 306 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in the **residential building**;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(77) Exception RS 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(78) Exception RS 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 16.5 metres per **semi-detached house** and 8.2 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 8.2 metres and the minimum **lot area** is 255 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(79) Exception RS 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 16.5 metres per **semi-detached house** and 8.2 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 8.2 metres and the minimum **lot area** is 255 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The required **parking space** must be located in the **residential building**;
- (G) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from a **side lot line**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(80) Exception RS 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 19.0 metres per **semi-detached house** and 9.5 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 715 square metres per **semi-detached house** and 355 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.5 metres and the minimum **lot area** is 355 square metres;

(D) **corner lots** must comply with the following:

- (i) minimum frontage for two **dwelling units** is 21 metres and for one **dwelling unit** 10.5 metres; and
- (ii) minimum **lot area** for two **dwelling units** is 880square metres and for one **dwelling unit** 405 square metres;

(E) The minimum **building setback** from a **side lot line** is 1.2 metres;

(F) The maximum **lot coverage** is 40%;

(G) The required **parking space** must be located in the **residential building**;

(H) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from a **side lot line**;

(I) The minimum **building setback** from a **side lot line** that abuts a **street** is:

- (i) 9.0 metres where the **side lot line** abuts Bellamy Rd. or Invergordon Ave.; and
- (ii) 6.0 metres in all other cases; and

(J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(81) Exception RS 81**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The maximum **lot coverage** is 40%;

(F) The required **parking space** must be located in the **residential building**;

(G) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from a **side lot line**;

(H) The minimum **building setback** from a **side lot line** that abuts a **street** is:

- (i) 9.0 metres where the **side lot line** abuts Bellamy Rd. or Invergordon Avenue; and
- (ii) 6.0 metres in all other cases; and

(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(82) Exception RS 82**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **lot line** that abuts Bellamy Rd. or Invergordon Avenue is 19.0 metres, measured from the original centreline of the **street**;

(E) The minimum **building setback** from a **side lot line** is 1.2 metres;

(F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(G) The required **parking space** must be located in the **residential building**;

(H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(83) Exception RS 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**; and
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(84) Exception RS 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 2.4 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(85) Exception RS 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 770 square metres per **semi-detached house** and 385 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 385 square metres;
- (D) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22 metres, measured from the original centreline of the **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The maximum **building** height is the lesser of 2 **storeys** or 9.5 metres; and
- (H) The minimum **building setback** from a **rear lot line** is 20.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(86) Exception RS 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22 metres, measured from the original centreline of the **street**; and
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(87) Exception RS 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(89) Exception RS 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In all cases the following applies:
  - (i) the minimum **front yard setback** is 3.0 metres;
  - (ii) the portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
  - (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
  - (iv) the required **parking space** must be located in the **residential building**;
- (B) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 6.0 metres;
  - (ii) the minimum **lot area** is 180 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.0 metres; [ By-law: 420-2023 ]
- (C) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
  - (i) the minimum **lot frontage** is 12.0 metres;
  - (ii) the minimum **lot area** is 360 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.0 metres;
- (D) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
  - (i) the minimum **lot frontage** is 6.0 metres; and
  - (ii) the minimum **lot area** is 180 square metres; and
- (E) On the lands municipally known as 13 and 15 Magnolia Avenue, the minimum **building setback** from the **front lot line** is 3.0 metres. [ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(90) Exception RS 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
  - (i) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**; and
  - (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres;
- (B) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 9.0 metres;



- (ii) the minimum **lot area** is 278 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.45 metres; [ By-law: 801-2020 ]
- (C) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
- (i) the minimum **lot frontage** is 15.0 metres;
  - (ii) the minimum **lot area** is 483 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
- (D) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
- (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 240 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(91) Exception RS 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
- (i) the minimum **building setback** from a **front lot line** that abuts Midland Ave. is 22 metres, measured from the original centreline of the **street**; and
  - (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (B) If the **lot** has a **detached house** the following applies:
- (i) the minimum **lot frontage** is 10.5 metres;
  - (ii) the minimum **lot area** is 325 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.3 metres; [ By-law: 801-2020 ]
- (C) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
- (i) the minimum **lot frontage** is 18.0 metres;
  - (ii) the minimum **lot area** is 613 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 2.4 metres; and
- (D) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
- (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(92) Exception RS 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 12.0 metres per **semi-detached house** and 6.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 360 square metres per **semi-detached house** and 180 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 6.0 metres and the minimum **lot area** is 180 square metres;
- (D) The minimum **front yard setback** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres; [ By-law: 801-2020 ]
- (F) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(93) Exception RS 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is:
  - (i) 8.0 metres for a **detached house**; and
  - (ii) 12.0 metres for a **semi-detached house**;
- (B) The minimum **lot area** is:
  - (i) 250 square metres for a **detached house**; and
  - (ii) 370 square metres for a **semi-detached house**;
- (C) The maximum **building** height is 11.0 metres and 3 **storeys**;
- (D) The maximum number of **semi-detached houses** is 5 and the maximum number of **detached houses** is 1;
- (E) The maximum floor space index on a **lot** with a **dwelling unit** is 0.8 for the **detached house** and 0.65 for a **semi-detached house**;
- (F) The maximum floor space index on a **lot** if a **semi-detached house** is 3 **storeys** and the **first floor** of the house contains a private garage is 0.95;
- (G) The maximum floor area of an **ancillary building** is 10.0 square metres;
- (H) The minimum **front yard setback** is 7.0 metres;
- (I) The minimum **rear yard setback** for the **detached house** is 7.5 metres and for a **semi-detached house** is 9.0 metres; and
- (J) The minimum **side yard setback** is 1.0 metre, and on a **lot** the abuts a non-residential use or a **street** is 2.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(94) Exception RS 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands, Section 16(379) of the former City of York zoning by-law 1-83.

(96) Exception RS 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 12.0 metres per **semi-detached house** and 6.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 371 square metres per **semi-detached house** and 185 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 6.0 metres and the minimum **lot area** is 185 square metres;
- (D) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (E) The minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**;
- (F) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (G) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (H) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(97) Exception RS 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 12.0 metres per **semi-detached house** and 6.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 371 square metres per **semi-detached house** and 185 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 6.0 metres and the minimum **lot area** is 185 square metres;
- (D) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (G) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(98) Exception RS 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
  - (i) the minimum **building setback** from a **front lot line** is:
    - (a) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd.; and
    - (b) 4.5 metres in all other cases;
  - (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres; and
  - (iii) the maximum **lot coverage** is 50%;
- (B) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 7.5 metres;
  - (ii) the minimum **lot area** is 232 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.3 metres;
- (C) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
  - (i) the minimum **lot frontage** is 15.0 metres;
  - (ii) the minimum **lot area** is 464 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.6 metres;
- (D) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
  - (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 232 square metres;
- (E) On the lands municipally known as 118 Patterson Avenue, a multiple family dwelling is permitted if:
  - (i) there is one **dwelling unit** for each 99 square metres of **lot area**;
  - (ii) the **building** is set back a minimum of 4.5 metres from the **front lot line**; and
  - (iii) the **building** is set back a minimum of 1.2 metres from the **side lot line**; and
- (F) On the lands municipally known as 52 Patterson Avenue, and on the lands municipally known as 111 and 113 Leyton Avenue a green house use may continue and expand subject to the regulation of the zone in which it is located.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 54, 65 and 58 Leyton Avenue, Schedule "C" Exception 8, of former City of Scarborough by-law 9812; and

- (B) On the lands municipally known as 5, 6, 7 and 8 Medford Avenue, and on the lands municipally known as 10 Kimridge Avenue, Schedule "C" Exception 15, of former City of Scarborough by-law 9812.

(99) Exception RS 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
- (i) the minimum **building setback** from a **front lot line** is 4.5 metres;
  - (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres; and
  - (iii) the maximum **lot coverage** is 50%;
- (B) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
- (i) the minimum **lot frontage** is 12.0 metres;
  - (ii) the minimum **lot area** is 371 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.3 metres;
- (C) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
- (i) the minimum **lot frontage** is 6.0 metres; and
  - (ii) the minimum **lot area** is 185 square metres; and
- (D) If a **lot** has a **detached house**, the minimum **lot frontage** is 6.0 metres and the minimum **lot area** is 185 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as the even number addresses from 28 to 38 Robinson Avenue, and on the lands municipally known as 64, 66 and 89 August Avenue, Schedule "C" Exception 8, of former City of Scarborough by-law 9812;
- (B) On the lands municipally known as 44, 54 and 56 Pharmacy Ave., and on the lands municipally known as 70 Albion Avenue, Schedule "C" Exception 6, of former City of Scarborough by-law 9812; and
- (C) On the lands municipally known as 44 and 70 Madelaine Avenue, Schedule "C" Exception 7, of former City of Scarborough by-law 9812.

(100) Exception RS 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
- (i) the minimum **building setback** from a **front lot line** is 4.5 metres;
  - (ii) the minimum **building setback** from a **side lot line** is 0.3 metres; and
  - (iii) the maximum **lot coverage** is 50%;
- (B) If the **lot** has a **detached house** the following applies:
- (i) the minimum **lot frontage** is 6.0 metres;
  - (ii) the minimum **lot area** is 167 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.3 metres;
- (C) If a **lot** or **lots** has a **semi-detached house** the following applies to a **lot** or **lots** containing the whole of the **building**:
- (i) the minimum **lot frontage** is 12.0 metres;
  - (ii) the minimum **lot area** is 371.0 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.3 metres. [ By-law: 580-2017 ]
- (D) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
- (i) the minimum **lot frontage** is 6.0 metres; and

(ii) the minimum **lot area** is 185 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(101) Exception RS 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The maximum **lot coverage** is 80%; and
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(102) Exception RS 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The minimum **building setback** from a **front lot line** that abuts Military Trail is 7.5 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(103) Exception RS 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **front lot line** is 5.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.5 metres;
- (G) The maximum height of all **buildings** and **structures** is the lesser of 2 **storeys** or 10.0 metres; and
- (H) The maximum **lot coverage** is 46%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(104) Exception RS 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (F) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., is 7.5 metres;
- (G) The required **parking space** must be located in the **residential building**;
- (H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;  
and
- (I) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(105) Exception RS 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 16.5 metres per **semi-detached house** and 8.2 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 557 square metres per **semi-detached house** and 275 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 8.2 metres and the minimum **lot area** is 275 square metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (F) The minimum **building setback** from a **front lot line** that abuts Bellamy Rd., is 7.5 metres;
- (G) The required **parking space** must be located in the **residential building**;
- (H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (I) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**; and
- (J) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(106) Exception RS 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 600 square metres per **semi-detached house** and 300 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 300 square metres;
- (D) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The required **parking space** must be located in the **residential building**;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;  
and
- (H) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(107) Exception RS 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.4 metres;
- (F) The required **parking space** must be located in a garage;
- (G) The maximum **lot coverage** is 43%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(108) Exception RS 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections:

- (A) On these lands, exception 28 of Exceptions List - Schedule "C" of former City of Scarborough zoning by-law 10048. [ By-law: 451-2022 ]

(109) Exception RS 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 12.0 metres per **semi-detached house** and 6.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 280 square metres per **semi-detached house** and 140 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 6.0 metres and the minimum **lot area** is 140 square metres;
- (D) The minimum **building setback** from a **front lot line** that abuts:
  - (i) Falmouth Avenue is 4.3 metres; and
  - (ii) Danforth Rd. is 4.0 metres;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (G) The minimum **building setback** from a **rear lot line** is 3.0 metres; and
- (H) The maximum **building** height is the lesser of 3 **storeys** or 10.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(110) Exception RS 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 12.0 metres per **semi-detached house** and 6.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 280 square metres per **semi-detached house** and 140 square metres for each **dwelling unit**;

- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 6.0 metres and the minimum **lot area** is 140 square metres;
- (D) The minimum **building setback** from a **front lot line** that abuts:
  - (i) Falmouth Avenue is 4.3 metres; and
  - (ii) Danforth Rd. is 4.0 metres;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (G) The minimum **building setback** from a **rear lot line** is 7.0 metres; and
- (H) The maximum **building** height is the lesser of 3 **storeys** or 10.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(111) Exception RS 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 2.4 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(112) Exception RS 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **side lot line** is 2.4 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(113) Exception RS 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 720 square metres per **semi-detached house** and 360 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 360 square metres;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) The required **parking space** for each **dwelling unit** must be located in the **residential building**; and



(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(114) Exception RS 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 464 square metres per **semi-detached house** and 230 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 230 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** for each **dwelling unit** must be located in the **residential building**;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(115) Exception RS 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of two **dwelling units** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 2.4 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(116) Exception RS 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of two **dwelling units** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; and
- (F) An attached or detached garage must be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(117) Exception RS 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 14.4 metres per **semi-detached house** and 7.2 metres for each **dwelling unit**;

- (B) The minimum **lot area** is 352 square metres per **semi-detached house** and 176 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The maximum **lot coverage** is 50%; and
- (G) gable and bay windows may encroach a maximum of 0.7 metres into a **rear yard building setback** or **street yard building setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(118) Exception RS 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (B) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. is 12.0 metres; and
  - (ii) Manse Rd., Homestead Rd. or Coronation Dr. is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (H) The maximum **lot coverage** is 40%;
- (I) These lands must comply with exception 900.4.10(336);
- (J) A **lot** with a **semi-detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
  - (ii) the minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
- (K) A **lot** with a **detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(119) Exception RS 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) A garage must be set back a minimum of 0.3 metres from one **side lot line**;
- (G) The maximum **lot coverage** is 40%; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(120) Exception RS 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) These lands must comply with exception 900.4.10(336);
- (D) A **lot** with a **semi-detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
  - (ii) the minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) A **lot** with a **detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 13.0 metres;
  - (ii) the minimum **lot frontage** for a **corner lot** is 15.0 metres;
  - (iii) the minimum **lot area** is 464 square metres; and
  - (iv) a garage must be set back a minimum of 0.3 metres from one **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception RS 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(122) Exception RS 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 2.4 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(123) Exception RS 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 1.2 metres, if the required **parking space** is located in the **building**; and
  - (ii) 2.4 metres in all other cases; and
- (D) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception RS 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (G) The required **parking space** must be located in the **residential building**;
- (H) If the **vehicle** entrance to a garage also faces the **front lot line**, the entrance must be set back a minimum of 6.0 metres from the **front lot line**;
- (I) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(125) Exception RS 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd., Beechgrove Dr. or Old Kingston Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (C) These lands must comply with exception 900.4.10(336);
- (D) A **lot** with a **semi-detached house** must comply with the following:
  - (i) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
  - (ii) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
  - (iii) The minimum **building setback** from a **side lot line** is 2.4 metres;
- (E) A **lot** with a **detached house** must comply with the following:
  - (i) The minimum **lot frontage** is 12.0 metres;
  - (ii) The minimum **lot frontage** for a **corner lot** is 15.0 metres;
  - (iii) The minimum **lot area** is 464 square metres;

(iv) The minimum **building setback** from a **side lot line** is 1.2 metres; [ By-law: 801-2020 ]

(F) The minimum **building setback** from a **lot line** that abut Lawrence Ave. is 22.0 metres, measured from the original centreline of the **street**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(126) Exception RS 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **side lot line** is 2.4 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres; and

(F) These lands must comply with exception 900.4.10(336).

(G) On 19 Glory Crescent;

(i) the minimum **side yard building setback** is 1.2 metres for a one **storey building** and 1.8 metres for a two **storey building**; and

(ii) the portion of the **building** with a **parking space** must be located at least 0.3 metres from a **side lot line**. [ By-law: 420-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 420-2023 ]

(127) Exception RS 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) A maximum of two **dwelling units** per **lot** on a registered plan;

(D) The minimum **building setback** from a **side lot line** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(128) Exception RS 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;

(B) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;

(C) The minimum **building setback** from a **side lot line** is 2.4 metres;

(D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;

(F) The required **parking space** must be located in the **residential building**;

(G) The maximum **lot coverage** is 40%; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(129) Exception RS 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 555 square metres per **semi-detached house** and 275 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(130) Exception RS 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 555 square metres per **semi-detached house** and 275 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **side lot line** is 2.4 metres; and
- (D) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(131) Exception RS 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 2.4 metres;
- (B) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (C) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(132) Exception RS 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (B) The maximum **lot coverage** is 40%;
- (C) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(133) Exception RS 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) If the **lot** has a **semi-detached house** the following applies:
  - (i) the minimum **lot frontage** is 12.8 metres per **semi-detached house** and 6.4 metres for each **dwelling unit**;
  - (ii) the minimum **lot area** is 390 square metres per **semi-detached house** and 195 square metres for each **dwelling unit**; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.0 metres; and
- (D) The maximum **lot coverage** is 50%;
- (D) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 6.4 metres;
  - (ii) the minimum **lot area** is 195 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.0 metres on one side only.

Prevailing By-laws and Prevailing Sections: (None Apply)

(134) Exception RS 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (F) The maximum **lot coverage** is 50%; and
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(135) Exception RS 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) The required **parking space** must be located in a **building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(136) Exception RS 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from all **side lot lines**.
- (F) The maximum **lot coverage** is 50%;

Prevailing By-laws and Prevailing Sections: (None Apply)

(137) Exception RS 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (E) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Ave.; and
  - (ii) 4.5 metres in all other cases;
- (G) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from all **side lot lines**; and
- (H) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(138) Exception RS 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **lot line** that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from all **side lot lines**.

Prevailing By-laws and Prevailing Sections: (None Apply)



(139) Exception RS 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (E) The maximum **lot coverage** is 40%; and
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(140) Exception RS 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters; and
- (E) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(141) Exception RS 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum **lot coverage** is 40%; and

- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(142) Exception RS 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** or one **detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (E) The minimum **building setback** from a **side lot line** is 2.4 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(143) Exception RS 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The minimum **building setback** from a **rear lot line** is 1.5 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 meters;
- (G) The maximum **lot coverage** is 50%;
- (H) The required **parking space** must be located in a **building**;
- (I) Detached garages may be erected in a **street yard** with a minimum **building setback** of 3.0 metres from the **lot line** and the internal road parallel to Neilson Rd. and Finch Ave. East;
- (J) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
- (K) No **driveway** access is permitted to Finch Ave. East or Neilson Rd.;
- (L) The maximum height of a **building** or **structure** is the lesser of 12.0 metres or 3 **storeys**;
- (M) A detached garage must be set back from the **main walls** of the **residential building** a minimum of 3.0 metres; and
- (N) An **parking space** not located in a **building** may be located in the **front yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(144) Exception RS 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) On a **corner lot** the minimum **building setback** from a **side lot line** is:

- (i) 3.0 metres where the **side lot line** abuts the **street**; and
- (ii) 1.0 metres from the other **side lot line**;
- (F) The minimum **building setback** from a **rear lot line** is 6.5 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) The required **parking space** must be located in a **building**;
- (I) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (J) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards; and
- (K) The maximum height of a **building** or **structure** is 10.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(145) Exception RS 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Finch Ave., Tapscott Rd. or the railway right-of-way is 7.5 metres;
- (G) The maximum **lot coverage** is 40%; and
- (H) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from all **side lot lines**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(146) Exception RS 146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The maximum **lot coverage** is 40%.
- (D) A semi-detached garage may be located on the common **lot line** and in all other cases it must be 0.3 metres from all **side lot lines**.
- (E) If the **lot** has a **semi-detached house** the following applies:
  - (i) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
  - (ii) the minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
- (F) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(147) Exception RS 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 meters;
- (D) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) The maximum height of a **building** is 10.0 metres;
- (G) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards; and
- (I) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(148) Exception RS 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 meters;
- (D) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (E) The maximum height of a **building** is 10.0 metres;
- (F) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) The required **parking space** must be located in a **building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(149) Exception RS 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., Tapscott Rd. or Washburn Way is 7.5 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(150) Exception RS 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;

- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., Tapscott Rd., or Milner Ave. is 7.5 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) The maximum **lot coverage** is 50%;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 33, of former City of Scarborough by-law 14402.

(151) Exception RS 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., Tapscott Rd., or Milner Ave. is 7.5 metres;
- (G) The required **parking space** must be located in the **residential building**;
- (H) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (I) The maximum **lot coverage** is 40%;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 33, of former City of Scarborough by-law 14402.

(152) Exception RS 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., Tapscott Rd., or Milner Ave. is 7.5 metres;
- (G) The required **parking space** must be located in the **residential building**;
- (H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(153) Exception RS 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The maximum height is the lesser of 3 **storeys** or 10.0 metres; and
- (H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(154) Exception RS 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 27.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave., Ellesmere Rd., and Kennedy Rd.; and
  - (ii) 16.0 metres, , measured from the original centreline of the **street**, in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 2.4 metres; and
- (E) In addition to the types of **residential buildings** permitted in this zone, a **duplex** is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(155) Exception RS 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The maximum **lot coverage** is 40%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(156) Exception RS 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (F) Nothing may encroach into a required yard setback;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(157) Exception RS 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern St. is 7.5 metres; and
- (G) The required **parking space** must be located in the **residential building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(158) Exception RS 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(159) Exception RS 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) Exception RS 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 700-2005.

(161) Exception RS 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a one **side lot line**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(162) Exception RS 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(163) Exception RS 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(164) Exception RS 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (B) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (C) The required **parking space** must be located in the **residential building**;
- (D) If the **lot** has a **semi-detached house** the following applies:



- (i) the minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) the minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
  - (iii) for a **corner lot** the minimum **lot frontage** is 19.5 metres; and
  - (iv) the minimum **building setback** from a **side lot line** is 0.9 metres; and
- (E) If the **lot** has a **detached house** the following applies:
- (i) the minimum **lot frontage** is 7.5 metres;
  - (ii) the minimum **lot area** is 255 square metres;
  - (iii) for a **corner lot** the minimum **lot frontage** is 9.75 metres; and [ By-law: 801-2020 ]
  - (iv) the minimum **building setback** from a **side lot line** is 0.9 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 5 of former City of Scarborough By-law 16762. [ By-law: 801-2020 ]

(165) Exception RS 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **rear lot line** also abuts a **street**; and
  - (ii) 5.1 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **lot line** that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(166) Exception RS 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** that abuts a **street** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (D) The required **parking space** must be located in the **residential building**;
- (E) If the **lot** has a **semi-detached house** the following applies:
  - (i) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
  - (ii) the minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**; and
- (F) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 305 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(167) Exception RS 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The minimum **building setback** from a **side lot line** is:
  - (i) 18.0 metres where the **lot line** abuts Steeles Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 12.0 metres where the **lot line** abuts Pharmacy Ave. or Birchmount Rd.;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(168) Exception RS 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from one **side lot line**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(169) Exception RS 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The maximum **lot coverage** is 50%;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres and nothing may encroach into that setback area; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(170) Exception RS 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;

- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The maximum **lot coverage** is 50%;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(171) Exception RS 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum **lot coverage** is 50%;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The required **parking space** must be located in a **building**;
- (F) If the **lot** has a **semi-detached house** the following applies:
  - (i) the minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**; and
  - (ii) the minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**; and
- (G) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 255 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(172) Exception RS 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(173) Exception RS 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;

- (C) The minimum **building setback** from a **lot line** that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
- (D) The required **parking space** must be located in the **residential building**;
- (E) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (F) If the **lot** has a **semi-detached house** the following applies:
  - (i) the minimum **lot frontage** is 15.5 metres per **semi-detached house** and 7.7 metres for each **dwelling unit**; and
  - (ii) the minimum **lot area** is 529 square metres per **semi-detached house** and 264 square metres for each **dwelling unit**; and
- (G) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 7.7 metres; and
  - (ii) the minimum **lot area** is 264 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(174) Exception RS 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(175) Exception RS 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(176) Exception RS 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** that abuts Braymore Blvd. is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(177) Exception RS 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **front lot line** abuts Braymore Blvd. Or Dean Park Road.; and [ By-law: 451-2022 ]
  - (ii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The maximum **lot coverage** is 40%; and
- (I) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(178) Exception RS 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The maximum **lot coverage** is 40%; and
- (I) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(179) Exception RS 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 17.4 metres for a **semi-detached house** and 8.7 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 400 square metres for a **semi-detached house** and 200 square metres for each **dwelling unit**;

- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 8.7 metres and the minimum **lot area** is 200 square metres;
- (D) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (H) The maximum **lot coverage** is 55%; and
- (I) The maximum height of a **building** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(180) Exception RS 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) The maximum **lot coverage** is 55%;
- (E) The maximum height of a **building** 12.5 metres;
- (F) If the **lot** has a **semi-detached house** the following applies:
  - (i) the minimum **lot frontage** is 17.4 metres for a **semi-detached house** and 8.7 metres for each **dwelling unit**;
  - (ii) the minimum **lot area** is 400 square metres for a **semi-detached house** and 200 square metres for each **dwelling unit**; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.2 metres; and
- (G) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 10.7 metres;
  - (ii) the minimum **lot area** is 250 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side.

Prevailing By-laws and Prevailing Sections: (None Apply)

(181) Exception RS 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side and nothing may encroach into that setback area;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) The maximum height of the a **building** is the lesser of 3 **storeys** or 9.5 metres;
- (I) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (J) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(182) Exception RS 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The required **parking space** must be located in a **building**;
- (E) The maximum height of the a **building** is the lesser of 3 **storeys** or 9.5 metres; and
- (F) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 24, of former City of Scarborough by-law 12077. [ By-law: 451-2022 ]

(185) Exception RS 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** in a **semi-detached house** per **lot** shown on the registered plan;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) If the common wall of the semi-detach house does not exist above grade the minimum separation between the mains walls is 1.2 metres;
- (E) The maximum height of a **building** is 12.5 metres; and
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(186) Exception RS 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** per **lot** shown on the registered plan and located in either a **detached house** or a **semi-detached house**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) The maximum height of a **building** is 12.5 metres;
- (E) A **lot** with a **semi-detached house** must comply with the following:
  - (i) the minimum **building setback** from a **side lot line** is 1.2 metres; and
  - (ii) If the common wall of the semi-detach house does not exist above grade the minimum separation between the **main walls** is 1.2 metres; and
- (F) A **lot** with a **detached house**, the minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side.

Prevailing By-laws and Prevailing Sections: (None Apply)

(187) Exception RS 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** per **lot** shown on the registered plan and located in either a **detached house** or a **semi-detached house**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (C) A **lot** with a **semi-detached house** must comply with the following:
  - (i) a maximum of one **dwelling unit** per **lot** shown on the registered plan and located in a **semi-detached house**;
  - (ii) the minimum **building setback** from a **side lot line** is 1.2 metres; and
  - (iii) If the common wall of the semi-detach house does not exist above grade the minimum separation between the walls is 1.2 metres; and
- (D) The maximum height of a **building** is 12.5 metres;
- (D) A **lot** with a **detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 9.0 metres;
  - (ii) the minimum **lot area** is 220 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side.

Prevailing By-laws and Prevailing Sections: (None Apply)

(188) Exception RS 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30967; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(189) Exception RS 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.17(21) of the former City of North York zoning by-law 7625.

(190) Exception RS 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In all cases the following applies:
  - (i) the minimum **building setback** from a **front lot line** that abuts Birchmount Rd., St. Clair Ave., Danforth Rd. or Kennedy Rd. is 22 metres, measured from the original centreline of the **street**; and
  - (ii) the minimum **building setback** from a **side lot line** that abuts a **street** is 1.5 metres;
- (B) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 7.5 metres;
  - (ii) the minimum **lot area** is 260 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.45 metres; [ By-law: 801-2020 ]
- (C) If a **lot** has a **semi-detached house** the following applies to the **lot** or **lots** containing the whole of the **building**:
  - (i) the minimum **lot frontage** is 15.0 metres;



- (ii) the minimum **lot area** is 483 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and [ By-law: 1774-2019 ]
- (D) If a **lot** has a **semi-detached house** the following applies to each part of the **building** with a **dwelling unit**:
- (i) the minimum **lot frontage** is 7.5 metres; and
  - (ii) the minimum **lot area** is 240 square metres. [ By-law: 1774-2019 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(191) Exception RS 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) The City of Toronto by-law 1207-2009; and
- (B) On 115 Torbarrie Rd., Section 64.17(36) of the former City of North York zoning by-law 7625.

(192) Exception RS 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 276-2002.

(196) Exception RS 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** abutting a **street** is 3.0 metres;
- (B) The maximum **lot coverage** is 45%;
- (C) A **lot** with a **semi-detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) the minimum **lot area** is 495 square metres per **semi-detached house** and 245 square metres for each **dwelling unit**; and
  - (iii) the minimum **building setback** from a **side lot line** is 0.9 metres; and
- (D) A **lot** with a **detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 9.0 metres;
  - (ii) the minimum **lot area** is 270 square metres;
  - (iii) the minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side; and [ By-law: 451-2022 ]
  - (iv) the minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(197) Exception RS 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) A **main wall** of a garage must be set back a minimum of 8.5 metres from a **lot line** that abuts a **street**;

- (C) These lands must comply with exception 900.4.10(336);
- (D) If the **lot** has a **semi-detached house** the following applies:
  - (i) the minimum **lot frontage** is 20.0 metres per **semi-detached house** and 10.0 metres for each **dwelling unit**; and
  - (ii) the minimum **building setback** from a **side lot line** is 1.8 metres; and
- (E) If the **lot** has a **detached house** the following applies:
  - (i) the minimum **lot frontage** is 10.0 metres; and
  - (ii) the minimum **building setback** from a **side lot line** is 1.8 metres on one side and 0.3 metres on the other side.

Prevailing By-laws and Prevailing Sections: (None Apply)

(199) Exception RS 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (H) The maximum **lot coverage** is 50%;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(200) Exception RS 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 26 metres where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases where the **side lot line** abuts a **street**;
- (D) The maximum **lot coverage** is 60%;
- (E) The required **parking space** must be located in the **residential building**;
- (F) These lands must comply with exception 900.4.10(336);
- (G) A **lot** with a **semi-detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) on a **corner lot** the minimum **lot frontage** is 18.0 metres; and

- (iii) the minimum **lot area** is 510 square metres per **semi-detached house** and 250 square metres for each **dwelling unit**; and

(H) A **lot** with a **detached house** must comply with the following:

- (i) the minimum **lot frontage** is 7.5 metres;
- (ii) on a **corner lot** the minimum **lot frontage** is 10.5 metres; and
- (iii) the minimum **lot area** is 250 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(201) Exception RS 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is:

- (i) 26 metres where the **front lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave., measured from the original centreline of the **street**; and
- (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is 0.9 metres;

(C) The minimum **building setback** from a **side lot line** that abuts a **street** is:

- (i) 7.5 metres where the **side lot line** abuts Midland Ave., Brimley Rd., Middlefield Rd. or McNicoll Ave.; and
- (ii) 4.5 metres in all other cases;

(D) The maximum **lot coverage** is 60%;

(E) The required **parking space** must be located in the **residential building**;

(F) These lands must comply with exception 900.4.10(336);

(G) A **lot** with a **semi-detached house** must comply with the following:

- (i) the minimum **lot frontage** is 10.5 metres per **semi-detached house** and 5.25 metres for each **dwelling unit**; and
- (ii) the minimum **lot area** is 510 square metres per **semi-detached house** and 250 square metres for each **dwelling unit**; and

(H) A **lot** with a **detached house** must comply with the following:

- (i) the minimum **lot frontage** is 5.25 metres; and
- (ii) the minimum **lot area** is 250 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(202) Exception RS 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;

(B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;

(C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

(D) The minimum **building setback** from a **front lot line** is:

- (i) 7.5 metre if **front lot line** abuts Middlefield Rd. or McNicoll Ave.;
- (ii) for the odd numbered **lots** municipally known as 55 to 95 Treetops Ct., 127 to 137 Valley Stream Dr., and 27 to 33 Green Spring Dr., and the even numbered **lots** 28 to 30 Muirlands Dr., 200 to 202 Ingleton Blvd., 48, 50, 82 and 84 Green Springs Dr., the minimum **building setback** from the **front lot line** is 4.5 metres, but the portion of the **main wall** with an entrance to a **parking space** must be set back a minimum of 6.0 metres; and

- (iii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (G) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (H) The maximum **lot coverage** is 50%;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(203) Exception RS 203**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metre if it abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (G) The maximum **lot coverage** is 50%;
- (H) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(204) Exception RS 204**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metre if it abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 3.0 metres in all other cases;
- (D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The maximum **lot coverage** is 50%;
- (F) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (G) The required **parking space** must be located in the **residential building**;

- (H) These lands must comply with exception 900.4.10(336);
- (I) A maximum of one **semi-detached house** on a **lot** shown on the registered plan; and
- (J) If a **lot** has a **detached house** it must comply to the following:
  - (i) The minimum **lot frontage** is 6.0 metres; and
  - (ii) The minimum **lot area** is 209 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(205) Exception RS 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(206) Exception RS 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 4.5 metres in all other cases;
- (G) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (H) The required **parking space** must be located in the **residential building**;
- (I) The maximum **lot coverage** is 50%; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(208) Exception RS 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** on a **lot** shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;

- (D) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The maximum **lot coverage** is 50%;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(209) Exception RS 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (C) The maximum **lot coverage** is 60%;
- (D) For a garage the minimum **building setback** from a **side lot line** is 0.3 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) These lands must comply with exception 900.4.10(336);
- (G) A **lot** with a **semi-detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) For a **corner lot** the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 10.5 metres for the **dwelling unit** abutting the flankage **side yard**; and
  - (ii) the minimum **lot area** is 510 square metres per **semi-detached house** and 250 square metres for each **dwelling unit**; and
- (H) A **lot** with a **detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 9.0 metres for a **corner lot** and 7.5 metres in all other cases; and
  - (ii) the minimum **lot area** is 250 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(210) Exception RS 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Sections 64.17(7), 64.17(16), and 64.17(23) of the City of North York zoning by-law 7625.

(211) Exception RS 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 159-2002 (OMB).

(212) Exception RS 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.17(11) of the City of North York zoning by-law 7625.

(213) Exception RS 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 50%;
- (B) The minimum **front yard setback** is 6 metres;
- (C) The minimum **rear yard setback** is 7.5 metres; and
- (D) The minimum **side yard setback** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(214) Exception RS 214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 339 1/2 and 339A Dawes Rd., Section 7.5.4.12, of the former Borough of East York zoning by-law 6752.

(215) Exception RS 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 57-63 Chapman Ave., Section 7.5.4.14, of the former Borough of East York zoning by-law 6752.

(216) Exception RS 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 45 and 47 Torrens Ave., Section 7.5.4.15, of the former Borough of East York zoning by-law 6752.

(217) Exception RS 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 241 King Edward Ave., Section 7.5.4.20, of the former Borough of East York zoning by-law 6752. [ By-law: 607-2015 ]

(218) Exception RS 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 127 and 129 Torrens Ave., Section 7.5.4.21, of the former Borough of East York zoning by-law 6752.

(219) Exception RS 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 53-55 Rayoak Dr., Section 64.17(10) of the City of North York zoning by-law 7625.

(220) Exception RS 220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 264 Monarch Ave., Section 7.5.4.27.1, of the former Borough of East York zoning by-law 6752.

(221) Exception RS 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 153 Torrens Ave., Section 7.5.4.37, of the former Borough of East York zoning by-law 6752.

(222) Exception RS 222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.17(11) of the City of North York zoning by-law 7625.

(223) Exception RS 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 189 Woodville Avenue, Section 12.1.34, of the former Borough of East York zoning by-law 6752.

(224) Exception RS 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 551 Sammon Ave., Section 12.1.35, of the former Borough of East York zoning by-law 6752.

(225) Exception RS 225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) On 90 Leroy Ave., Section 7.5.4.28, of the former Borough of East York zoning by-law 6752.

(226) Exception RS 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 54 Holborne Ave., Section 7.5.4.29, of the former Borough of East York zoning by-law 6752.

(227) Exception RS 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1141 Broadview Ave., Section 7.5.4.32, of the former Borough of East York zoning by-law 6752.

(228) Exception RS 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(201) of the former City of York zoning by-law 1-83.

(229) Exception RS 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(230) Exception RS 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(231) Exception RS 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
- (C) The minimum **lot area** is 555 square metres per **semi-detached house** and 275 square metres for each **dwelling unit**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Kennedy Rd. or Finch Ave.; and
  - (ii) 6.0 metres in all other cases;
- (E) Despite (D) the side **main wall** of a garage must be at least 3.0 metres from a **side lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(232) Exception RS 232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 meters where the **lot line** abuts Warden Ave.; and
  - (ii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(233) Exception RS 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The required **parking space** must be located in the **residential building**; and

(G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(234) Exception RS 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The maximum **lot coverage** is 40%;
- (F) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(235) Exception RS 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(236) Exception RS 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(237) Exception RS 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres when the **lot line** abuts Davisbrook Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(238) Exception RS 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 meters where the **lot line** abuts Warden Ave.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The maximum **lot coverage** is 40%;
- (D) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(239) Exception RS 239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The maximum **lot coverage** is 50%; and
- (E) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(240) Exception RS 240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) The maximum **lot coverage** is 50%;
- (D) These lands must comply with exception 900.4.10(336);
- (E) A **lot** with a **semi-detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
  - (ii) the minimum **lot area** is 600 square metres per **semi-detached house** and 300 square metres for each **dwelling unit**; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.0 metres; and
- (F) A **lot** with a **detached house** must comply with the following:
  - (i) the minimum **lot frontage** is 7.5 metres;
  - (ii) the minimum **lot area** is 300 square metres; and
  - (iii) the minimum **building setback** from a **side lot line** is 1.0 metres on one side only.

Prevailing By-laws and Prevailing Sections: (None Apply)

(241) Exception RS 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 799-2004; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(242) Exception RS 242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31426; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(243) Exception RS 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1150 Woodbine Ave., Section 7.5.4.34, of the former Borough of East York zoning by-law 6752.

(244) Exception RS 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 41 to 63 Halsey Ave., Section 7.5.4.38, of the former Borough of East York zoning by-law 6752.

(245) Exception RS 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **semi-detached houses**:

- (i) the minimum **lot frontage** is 11.0 metres;
- (ii) the maximum height of a **building** is 11.0 metres and not more than 3 **storeys**;
- (iii) the maximum floor space index is 0.94;
- (iv) the minimum **front yard setback** is 3.0 metres;
- (v) the minimum **rear yard setback** is 6.0 metres;
- (vi) the minimum **side yard setback** is 0.6 metres, except the northerly most **semi-detached house** on a **lot** which the minimum north **side yard setback** is 3.0 metres;
- (vii) the **semi-detached house** must front onto Wright Ave. or Gibson Ave.; and
- (viii) the **vehicle** access to the **parking spaces** on the **lots** with **semi-detached house** must be from the public **lane** at the rear of the **lots**;

(B) **religious residence** must:

- (i) be of a **lot** with:
  - (a) a minimum **lot frontage** of 45.0 metres on Pine St.;
  - (b) a minimum **front yard setback** of 4.0 metres;
  - (c) a minimum **rear yard setback** of 20.0 metres;
  - (d) a minimum **side yard setback** of 6.0 metres;
  - (e) only one **driveway** access and it must be on Pine St.; and
  - (f) a minimum of 12 **parking space** of which 1 must be an accessible **parking space**; and
- (ii) be in a **building** that has:
  - (a) a maximum height of a **building** is 15.0 metres and not more than 3 **storeys**;
  - (b) a maximum floor space index of 1.15; and
  - (c) the maximum **gross floor area** for **ancillary** commercial and workshop uses in the **religious residence** of 950 square metres; and

(C) A portion of the lands at the rear of the semi-detached **lots** and the **religious residence** must be conveyed to the City of Toronto and dedicated by City by-law for a minimum 9.15 metre wide public **lane**. A 0.3 metre wide portion of land across the terminus of the public **lane** at Pine St. and the north limit of the lands must be conveyed to the City for reserve purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(246) Exception RS 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** from the **street** line of Jane St. is 6.0 metres; and [ By-law: 607-2015 ]
- (B) The minimum **lot frontage** is 8.0 metres for a **detached house**. [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(247) Exception RS 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** is permitted on a **lot** if:
  - (i) the maximum **lot coverage** is 40%;
  - (ii) the maximum height of a **building** is 9.3 metres to the mid-point of the roof;

- (iii) the maximum floor space index is 1.0;
- (iv) the minimum **front yard setback** is 6.0 metres;
- (v) the minimum **rear yard setback** is 6.0 metres; [ By-law: 607-2015 ]
- (vi) the minimum **side yard setback** is 0.6 metres on one side and 1.2 metres on the other side; and [ By-law: 607-2015 ]
- (vii) the minimum **lot frontage** is 8.0 metres. [ By-law: 607-2015 ]

(B) A **semi-detached house** is permitted on a **lot** if:

- (i) the maximum **lot coverage** is 45%;
- (ii) the maximum height of a **building** is 9.3 metres to the mid-point of the roof;
- (iii) the maximum floor space index is 1.0;
- (iv) the minimum **front yard setback** is 6.0 metres
- (v) the minimum **rear yard setback** is 6.0 metres; and
- (vi) the minimum **side yard setback** is 1.2 metres; and

(C) Each **dwelling unit** must have a private garage.

Prevailing By-laws and Prevailing Sections: (None Apply)

(248) Exception RS 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 65 and 67 Chapman Ave., Section 7.5.4.9, of the former Borough of East York zoning by-law 6752.

(251) Exception RS 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) The required **parking space** must be located in the **residential building**;
- (H) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(252) Exception RS 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Ave., Placentia Blvd. or Middlefield Rd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(253) Exception RS 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is
  - (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**;
- (I) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(254) Exception RS 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.;
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).



Prevailing By-laws and Prevailing Sections: (None Apply)

(255) Exception RS 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Ave., McCowan Rd. or Middlefield Rd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(256) Exception RS 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Ave., Brimley Rd. or Midland Ave.;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) A garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(257) Exception RS 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 557 square metres per **semi-detached house** and 277 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 277 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in the **residential building**;

(G) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:

- (i) 3.0 metres; and
- (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(258) Exception RS 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 16.5 metres per **semi-detached house** and 8.25 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 557 square metres per **semi-detached house** and 277 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 8.25 metres and the minimum **lot area** is 277 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) The required **parking space** must be located in the **residential building**;
- (H) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(259) Exception RS 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(260) Exception RS 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts McCowan Rd., Brimley Rd. or Brimwood Blvd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(261) Exception RS 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(262) Exception RS 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(263) Exception RS 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 7.5 metres and the minimum **lot area** is 255 square metres;

- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(264) Exception RS 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (H) The required **parking space** must be located in a **building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(265) Exception RS 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(266) Exception RS 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 510 square metres per **semi-detached house** and 255 square metres for each **dwelling unit**;

- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 7.5 metres and the minimum **lot area** is 255 square metres;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (F) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(267) Exception RS 267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts White Heather Boulevard, McCowan Rd. or Richmond Park Boulevard; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (H) The maximum **lot coverage** is 40%;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(268) Exception RS 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres where the **lot line** abuts Sandhurst Circle;
  - (ii) 7.5 metres where the **lot line** abuts White Heather Boulevard; and
  - (iii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **lot line** abuts Sandhurst Circle; and
  - (ii) 3.5 metres where the **lot line** abuts any other **street**;
- (G) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (H) The maximum **lot coverage** is 40%;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(269) Exception RS 269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(270) Exception RS 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(271) Exception RS 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(272) Exception RS 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Ave., McCowan Rd. or Sandhurst Circle; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres; and
- (I) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(273) Exception RS 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 12.0 metres where the **lot line** abuts Huntingwood Dr.;
  - (ii) 18.0 metres where the **lot line** abuts McCowan Rd.; and
  - (iii) 4.5 metres in all other cases;
- (E) The minimum **building setback** from a **rear lot line** that abuts:
  - (i) Huntingwood Dr. is 12.0 metres; and
  - (ii) McCowan Rd. is 18.0 metres;
- (F) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (G) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(274) Exception RS 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 19.5 metres per **semi-detached house** and 9.75 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 929 square metres per **semi-detached house** and 464 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.75 metres and the minimum **lot area** is 464 square metres;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 36.0 metres where the **lot line** abuts Finch Ave. or McCowan Rd.; and
  - (ii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum **lot coverage** is 40%;

- (G) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (H) The required **parking space** must be located in the **residential building**;
- (I) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(275) Exception RS 275**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 12078.

**(276) Exception RS 276**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Sections 16(13) and 16(17) of the former City of York zoning by-law 1-83.

**(277) Exception RS 277**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Victoria Park Ave.;
  - (ii) 7.5 metres if the **lot line** abuts Chester Le Blvd. and Pharmacy Ave.; and
  - (iii) 6.0 metres from any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) A garage must be at least 0.3 metres from a **side lot line**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(278) Exception RS 278**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres for a **semi-detached house**, and 9.0 metres for each **dwelling unit**;



- (B) The minimum **lot area** is 613 square metres for a **semi-detached house**, and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Victoria Park Ave. or Chester Le Blvd.; and
  - (ii) 6.0 metres from any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) A garage must be at least 0.3 metres from a **side lot line**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(279) Exception RS 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**; and
- (G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(280) Exception RS 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(281) Exception RS 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;

- (D) The minimum **building setback** from a **lot line** that abuts a Pharmacy Ave. or Warden Ave. is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be at least 0.3 metres from a **side lot line**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(282) Exception RS 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 45%;
- (H) A garage must be at least 0.3 metres from a **side lot line**;
- (I) A garage must not have an interior width greater than 3.5 metres for each **dwelling unit**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(283) Exception RS 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if it abuts LaPeer Blvd.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The maximum **lot coverage** is 45%;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(284) Exception RS 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 7.5 metres if the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LaPeer Blvd.; and
- (ii) 6.0 metres from any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) A garage must be at least 0.3 metres from a **side lot line**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(285) Exception RS 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres for a **semi-detached house**, and 9.0 metres for each **dwelling unit**;
- (B) For a **corner lot** the minimum **lot frontage** is 21.0 metres for a **semi-detached house**;
- (C) The minimum **lot area** is 557 square metres for a **semi-detached house**, and 278 square metres for each **dwelling unit**;
- (D) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 278 square metres;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Rd., L'Amoreaux Drive; and
  - (ii) 6.0 metres from any other **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (G) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (H) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (I) The maximum **lot coverage** is 40%;
- (J) The required **parking space** must be located in the **residential building**; and
- (K) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(286) Exception RS 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres for a **semi-detached house**, and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres for a **semi-detached house**, and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(287) Exception RS 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(288) Exception RS 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Ave. or Birchmount Rd.;
  - (ii) 7.5 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
  - (iii) 6.0 metres from any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be at least 0.3 metres from a **side lot line**;
- (H) The maximum **lot coverage** is 40%;
- (I) The required **parking space** must be located in the **residential building**;
- (J) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (K) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(289) Exception RS 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres for a **semi-detached house**, and 9.0 metres for each **dwelling unit**;
- (B) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres;
- (C) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Ave. or Kennedy Rd.;

- (ii) 12.0 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Birchmount Rd.; and
- (iii) 6.0 metres from any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be at least 0.3 metres from a **side lot line**;
- (H) The maximum **lot coverage** is 40%;
- (I) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(290) Exception RS 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres for a **semi-detached house**, and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres for a **semi-detached house**, and 305 square metres for each **dwelling unit**;
- (C) If a **lot** has a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 305 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Ave. or Birchmount Rd.;
  - (ii) 7.5 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
  - (iii) 6.0 metres from any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) A garage must be at least 0.3 metres from a **side lot line**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(291) Exception RS 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Ave. or Birchmount Rd.;
  - (ii) 7.5 metres if the **lot line** abuts Silver Springs Boulevard, Dancy Avenue, Kennedy Rd. or Wayside Avenue; and
  - (iii) 6.0 metres from any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;

- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 40%;
- (H) A garage must be at least 0.3 metres from a **side lot line**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(292) Exception RS 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 16.5 metres for a **semi-detached house**, and 8.25 metres for each **dwelling unit**;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(293) Exception RS 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Sections 16(111) and 16(118) of the former City of York zoning by-law 1-83.

(294) Exception RS 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 55 Hagar Avenue, Section 16(314) of the former City of York zoning by-law 1-83.

(295) Exception RS 295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Corinthian Boulevard; and
  - (ii) 6.0 metres in all other cases;

- (E) The minimum **building setback** from a **side lot line** 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be at least 0.3 metres from a **side lot line**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(296) Exception RS 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) The maximum **lot coverage** is 40%; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(297) Exception RS 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **side lot line** 1.0 metres on one side only, and nothing may encroach into this required yard setback;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) The maximum **lot coverage** is 40%;
- (I) The maximum height of a **building** is the lesser of 2 **storeys** and 9.0 metres; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(298) Exception RS 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 22.5 metres per **semi-detached house** and 11.25 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 929 square metres per **semi-detached house** and 460 square metres for each **dwelling unit**;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;

- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) The maximum **lot coverage** is 40%; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) Exception RS 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 5.7 metres for the portion of a **main wall** with the entrance to a **parking space**; and
  - (ii) 6.0 metres for all other parts of the **building**;
- (E) The minimum **building setback** from a **side lot line** 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Pinemeadow Blvd. or Collingsbrook Blvd.; and
  - (ii) 4.5 metres in all other cases;
- (G) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (H) A garage must be at least 0.3 metres from a **side lot line**;
- (I) The maximum **lot coverage** is 45%; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(300) Exception RS 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 16.5 metres per **semi-detached house** and 8.25 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The required **parking space** must be located in the **residential building**;
- (G) The maximum **lot coverage** is 40%; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(301) Exception RS 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;



- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd. or Sheppard Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(302) Exception RS 302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 15.0 metres per **semi-detached house** and 7.5 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Victoria Park Ave., Warden Ave., Kennedy Rd. or Sheppard Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(303) Exception RS 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**;

- (H) The maximum **lot coverage** is 40%; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(304) Exception RS 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres if the **lot line** abuts Victoria Park Ave.;
  - (ii) 7.5 metres if the **lot line** abuts Chester Le Blvd. or Pharmacy Ave.; and
  - (iii) 6.0 metres in all other cases;
- (E) The minimum **building setback** from a **side lot line** 1.2 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) The maximum **lot coverage** is 40%; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(305) Exception RS 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(306) Exception RS 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**;
- (H) The maximum **lot coverage** is 40%; and

(I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(307) Exception RS 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** per **lot** on a registered plan;
- (D) A garage must be at least 0.3 metres from a **side lot line**;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(308) Exception RS 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **side lot line** 1.2 metres;
- (D) A garage must be at least 0.3 metres from a **side lot line**;
- (E) The required **parking space** must be located in the **residential building**;
- (F) The maximum **lot coverage** is 40%; and
- (G) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(309) Exception RS 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1207 Roselawn Ave. and 80-88 Miranda Avenue, Section 16(356) of the former City of York zoning by-law 1-83.

(310) Exception RS 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 25.0 metres if the **lot line** abuts Lawson Rd., Colonel Danforth Trail, Meadowvale Rd., Centennial Rd. or Pickering Town Line, measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;

- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(311) Exception RS 311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 203, 205 and 207 Raglan Ave., Section 16(413) of the former City of York zoning by-law 1-83.

(312) Exception RS 312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is 185 square metres for a **detached house**; and
- (B) The minimum **lot frontage** is 6.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 120 Donlands Avenue, City of Toronto by-law 944-2015. [ By-law: 1249-2024 ]

(314) Exception RS 314

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) There is a maximum of one **semi-detached house** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this by-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this by-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The minimum **building setback** from a **lot line** that abuts Washburn Way is 7.5 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(315) Exception RS 315

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house** may have along one **side yard**, a **side yard setback** of 0.0 metres if a maintenance easement of 1.0 metre is provided on the adjacent **lot**;
- (B) Other than the permission in regulation (A) above, the minimum **side yard setback** is 1.0 metre;
- (C) For flanking **lots** the minimum **side yard setback** is 3.0 metres unless a **lot** flanks onto Finch Ave. W. in which case the minimum **side yard setback** is 6.0 metres; and
- (D) The **building** height must not exceed three **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(317) Exception RS 317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** that abuts a **street** is:
  - (i) 22.0 metres, measured from the original centerline of the **street** if the **lot line** abuts Birchmount Rd.; and
  - (ii) 16.0 metres from all other **streets**;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 2.4 metres if the **side lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (C) If the **lot** has a **detached house** then:
  - (i) the minimum **lot frontage** is 13.0 metres; and
  - (ii) the minimum **lot area** is 464 square metres; and
- (D) If the **lot** has a **semi-detached house** then:
  - (i) the minimum **lot frontage** for the whole of the **building** is 18.0 metres and 9.0 metres for each **dwelling unit** in the **building**; and
  - (ii) the minimum **lot area** for the whole of the **building** is 613 square metres, and 305 square metres for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(318) Exception RS 318

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

The lands subject to this exception must collectively comply with all the following:

- (A) A maximum of two **dwelling units** on each **lot** as shown on the Registered Plan;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 6.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres if the **lot line** abuts a **street**; and
  - (ii) 0.9 metres in all other cases;
- (D) The part of the **building** with the **parking space** must be set back a minimum of 0.3 metres from a **side lot line**, if it is not fully attached to the part of the **building** on the abutting **lot**, that contains the **parking space**;
- (E) The maximum **lot coverage** is 50%;
- (F) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; or
  - (ii) a distance equal to half the vertical distance from the elevation of the surface of the lowest floor of the **structure** to the elevation of the average elevation of grade at the **front lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(319) Exception RS 319

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

- (B) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (C) A minimum **building setback** of 1.0 metre is required from one **side lot line** only and nothing may encroach into the required **side yard**;
- (D) The maximum **lot coverage** is 50%;
- (E) The maximum number of **storeys** is 2; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(320) Exception RS 320

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) A minimum **building setback** of 1.0 metre is required from one **side lot line** only and nothing may encroach into the required **side yard**;
- (C) The maximum **lot coverage** is 50%;
- (D) The maximum number of **storeys** is 2;
- (E) The required **parking space** must be located in a **building**;
- (F) The minimum **lot frontage** for each **dwelling unit** is 7.5 metres; and
- (G) The minimum **lot area** for each **dwelling unit** is 340 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(321) Exception RS 321

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is:
  - (i) 15.0 metres for a **semi-detached house** and 7.5 metres for each **dwelling unit**; and
  - (ii) 9.0 metre for a **detached house**;
- (B) The minimum **lot area** is:
  - (i) 450.0 square metres for each **semi-detached house** and 225.0 square metres for each **dwelling unit**; and
  - (ii) 270.0 square metres for each **detached house**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (F) The minimum **building setback** from a **side lot line** that does not abut a **street** is:
  - (i) 1.2 metres on one side and 0.6 metres on the other side for **detached house**; and
  - (ii) 1.2 metres for a **semi-detached house**;
- (G) The maximum number of **storeys** is 2;
- (H) Despite regulations in this By-law to the contrary, the minimum dimensions for a **parking space** in an attached garage is 3.0 metres in width and 6.0 metres in length and a step having maximum dimensions of 0.31 metres wide by 0.92 metres long and 21 cm high is permitted to encroach within the area of a **parking space**; and
- (I) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections:

- (J) Schedule "C" Exception 57, of former City of Scarborough by-law 9396.

(322) Exception RS 322

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (C) The minimum **building setback** from a **rear lot line** is 5.0 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The maximum number of **storeys** is 2;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**;
- (H) The minimum **lot frontage** for each **dwelling unit** is 7.5 metres;
- (I) The minimum **lot area** for each **dwelling unit** is 290 square metres; and
- (J) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(323) Exception RS 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum separation between the side **main walls** of two **residential buildings** is 1.8 metres;
- (B) The minimum separation between a side **main wall** and a rear **main wall** of two **residential buildings** is 8.3 metres;
- (C) The minimum separation between a side **main wall** and a front **main wall** of two **residential buildings** is 10.4 metres;
- (D) The minimum **building setback** from the west **lot line** is 12.0 metres;
- (E) The maximum number of **storeys** is 3;
- (F) These lands must comply with exception 900.4.10(336); and
- (G) **Parking spaces** are two be provided at a minimum rate of 2.0 for each **dwelling unit** of which:
  - (i) a minimum of 2 surface **parking spaces** must be provided for **detached houses** where any portion of such **detached house** is situated within 15 metres of Scarborough Golf Club Rd.; and
  - (ii) in all other cases 1 **parking space** must be within a **building** and accessed by a **driveway** having a minimum width of 6.0 metres; and the second **parking space** may be located on a **driveway** in tandem with the enclosed space.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 46, of former City of Scarborough by-law 10010.

(324) Exception RS 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage**:
  - (i) for a **semi-detached house** is 18.0 metres for the **building** and 9.0 metres for each dwelling unit; and
  - (ii) for a **duplex building** is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** abutting a **street** is 30.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Lawrence Ave., Ellesmere Rd. and Kennedy Rd.;
- (C) The minimum **building setback** from a **side lot line** is 2.4 metres; and
- (D) In addition to the types of **residential buildings** permitted in this zone, a **duplex** is also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(325) Exception RS 325

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 5.7 for that portion of the **main wall** with an entrance to a **parking space**; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) Attached garages may be erected not less than 300 mm from the **side lot line**, and if there is an unobstructed doorway leading from the garage to the **rear yard**;
- (F) The maximum **lot coverage** is 45%;
- (G) In addition to the types of **residential buildings** permitted in this zone, a **duplex** is also permitted; and
- (H) A garage serving a **dwelling unit** in a **duplex building** must not contain more than one **parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(326) Exception RS 326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (D) The minimum **building setback** from a **lot line** that does not abut a **street** is 1.2 metres;
- (E) The maximum **lot coverage** is 40%;
- (F) The required **parking space** must be located in the **residential building**;
- (G) The portion of the main **building** with the **parking space** may be located a minimum of 0.3 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) EXCEPTION RS 327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) None of the regulations of Clause 10.40.30.20 and regulation 10.40.40.70 (1) and (3) prevent the erection or use of a **building, structure**, addition or enlargement, if it complies with (B) to (F) below; [By-law 446-2017]
- (B) Despite Clause 10.40.20.40, the only permitted **residential building** type for a **dwelling unit** is a **semi-detached house**; [By-law 446-2017]
- (C) The maximum height of a **building or structure** is 10.0 metres; [By-law 446-2017]
- (D) On Block A as identified on Diagram 3 of By-law 1020-2014, as amended, the following regulations apply: [By-law 446-2017]
  - (i) Maximum two **dwelling units** per **lot** on the Registered Plan with a minimum **lot area** of 322 square metres for each **dwelling unit**; [By-law 446-2017]
  - (ii) Minimum **front yard setback** is 3.0 metres; [By-law 446-2017]
  - (iii) Minimum **side yard setback** is 1.2 metres; and [By-law 446-2017]



- (iv) Maximum 40 percent **lot coverage**. [By-law 446-2017]
- (E) On Block B as identified on Diagram 3 of By-law 1020-2014, as amended, the following regulations apply: [By-law 446-2017]
  - (i) Maximum two **dwelling units** per **lot** on the Registered Plan with a minimum **lot area** of 249 square metres for each **dwelling unit**; [By-law 446-2017]
  - (ii) Minimum **front yard setback** is 5.0 metres; [By-law 446-2017]
  - (iii) Minimum **side yard setback** of 0.6 metres; and [By-law 446-2017]
  - (iv) Maximum 40% **lot coverage**; [By-law 446-2017]
- (F) On Block C as identified on Diagram 1 of By-law 1020-2014, the following standards will apply: [By-law 446-2017]
  - (i) Maximum two **dwelling units** per **lot** on the Registered Plan with a minimum **lot area** of 198 square metres for each **dwelling unit**; [By-law 446-2017]
  - (ii) Minimum **front yard setback** is 3.0 metres; [By-law 446-2017]
  - (iii) Minimum **side yard setback** is 1.0 metre; and [By-law 446-2017]
  - (iv) Maximum 45% **lot coverage**; [By-law 446-2017]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1020-2014 ]

(328) Exception RS 328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Maximum two **dwelling units** per **lot** as shown on the Registered Plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law; and
- (D) The minimum **building setback** from a **side lot line** is 2.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(329) Exception RS 329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a **semi-detached house**, the **lot** must have:
  - (i) a minimum **lot frontage** of 15.0 metres measured at a distance of 4.5 metres along the entire length of the **front lot line**; and
  - (ii) a minimum **lot area** of 435.0 square metres;
- (B) If a **lot** has a **detached house**, the **lot** must have:
  - (i) a minimum **lot frontage** of 9.0 metres measured at a distance of 4.5 metres along the entire length of the **front lot line**; and
  - (ii) a minimum **lot area** of 270.0 square metres;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 6.0 metres to the portion of the **main wall** that has a **vehicle** entrance to a **parking space** in the **building**; and
  - (ii) 4.5 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) for a **semi-detached house** is 1.2 metres; and

- (ii) for a **detached house** is 0.6 metres on the side where the garage is located and 1.2 metres on the other side;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;  
The maximum **building** height is 10.0 metres;
- (F) The maximum **gross floor area** is:
  - (i) for a 235 square metres for a **detached house**; and
  - (ii) the lesser of 204 square metres and 0.8 times the area of the **lot** for a **semi-detached house**;
- (G) For the purpose of this exception, **lot frontage** means the horizontal distance between **side lot lines** or the projection of the **side lot lines**, measured along a straight line drawn perpendicular to a line joining the midpoints of the front and **rear lot lines** at a point equivalent to the minimum **front yard setback** applying to the **lot**; and
- (H) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(330) Exception RS 330

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) 22.0 metres, measured from the original centre line of the **street** is the minimum **building setback** from a **lot line** that abuts Bellamy Rd., Danforth Rd., Brimley Rd., McCowan Rd. and Midland Ave.;
- (B) The minimum **side yard setback** is 2.4 metres;
- (C) The maximum **lot coverage** is 33%;
- (D) The maximum **building** height is 9.0 metres;
- (E) If the **lot** has:
  - (i) a **detached house**, the minimum **lot frontage** is 9.0 metres and the minimum **lot area** is 306 square metres; and
  - (ii) a **semi-detached house**, the minimum **lot frontage** is 18.0 metres for the **building** and 9.0 metres for each **lot** with a **dwelling unit**; and
- (F) If the **lot** has:
  - (i) a **detached house** the minimum **lot area** is 306 square metres; and
  - (ii) a **semi-detached house**, the minimum **lot area** is 613 square metres for the **building** and 306 square metres for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(331) Exception RS 331

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 4.5 metres, if the **side lot line** abuts a **street**; and
  - (ii) 1.2 metres in all other cases;
- (D) The maximum **lot coverage** is 40%;
- (E) The maximum **building** height is 9.0 metres;
- (F) The required **parking space** must be located in the **residential building**;
- (G) The portion of the **building** with the **parking space** may be set back a minimum of 0.3 metres from a **side lot line**; and
- (H) There must not be more than 2 **dwelling units** on a **lot** shown on the registered plan.

Prevailing By-laws and Prevailing Sections: (None Apply)

(332) Exception RS 332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** has a **semi-detached house**, the minimum **lot frontage** is 16.5 metres and the minimum **lot area** is 557 square metres;
- (B) If a **lot** has a **detached house**, the minimum **lot frontage** is 8.0 metres and the minimum **lot area** is 278 square metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The maximum **building** height is 9.0 metres
- (E) A **building** may not contain more than two **storeys**;
- (F) The maximum **lot coverage** is 40%;
- (G) The minimum **building setback** from a **front lot line** is:
  - (i) 12.0 metres from the **street** line of Lawrence Ave.;
  - (ii) 9.0 metres from the **street** line of Manse Rd., Homestead Rd. and Coronation Dr.; and
  - (iii) 6.0 metres from any other **street** line;
- (H) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (I) The required **parking space** must be located in the **residential building**;
- (J) The portion of a **building** with a **parking space** must be at least 0.3 metres from a **side lot line**;
- (K) A below grade **structure** must be set back from a **lot line** the greater of:
  - (i) 3.0 metre; and
  - (ii) a distance equal to the distance between the elevation of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**; and
- (L) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(333) Exception RS 333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **side lot line** that abuts a **street** is 4.5 metres;
- (B) The maximum **building** height is 9.0 metres;
- (C) If the **lot** has a **semi-detached house** the following regulations apply:
  - (i) the minimum **lot frontage** is 18.0 metres;
  - (ii) the minimum **lot area** is 613 square metres;
  - (iii) minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres; and
  - (iv) the minimum **building setback** from the easterly most **lot line** is 0.75 metres; and
- (D) If the **lot** has a **detached house** the following regulations apply:
  - (i) the minimum **lot frontage** is 13.0 metres;
  - (ii) the minimum **lot area** is 464 square metres; and
  - (iii) minimum **building setback** from a **side lot line** that does not abut a **street** is 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(334) Exception RS 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 5.7 metres if the **side lot line** abuts a **street**; and
  - (ii) 2.4 metres in all other cases;
- (C) The portion of a **building** with a **parking space** may be located a minimum of 0.3 metres from a **side lot line**;
- (D) If the **lot** has a **semi-detached house**:
  - (i) the minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**; and
  - (ii) the minimum **lot area** is 610 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (E) If the **lot** has a **detached house**:
  - (i) the minimum **lot frontage** is 9.0 metres; and
  - (ii) the minimum **lot area** is 305 square metres;
- (F) The maximum **building** height is 9.0 metres;
- (G) The maximum number of **storeys** is 2; and
- (H) These lands must comply with exception 900.4.10(336).

Prevailing By-laws and Prevailing Sections: (None Apply)

(336) Exception RS 336

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index for a **lot** with a **dwelling unit** in a permitted **building** type is:
  - (i) the lesser of 0.6 times the **lot area** or 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) the lesser of 0.5 times the **lot area** or 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
  - (iii) 0.4 times the **lot area** if the **lot area** is more than 697 square metres. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1054-2013 ]

(337) Exception RS 337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 18.0 metres per **semi-detached house** and 9.0 metres for each **dwelling unit**;
- (B) The minimum **lot area** is 613 square metres per **semi-detached house** and 305 square metres for each **dwelling unit**;
- (C) The minimum **building setback** from a **front lot line** is 16.0 metres, measured from the original centreline of the **street**; and
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 5.7 metres if it abuts a **street**; and
  - (ii) 2.4 metres in all other cases.

(338) Exception RS 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Maximum two **dwelling units** per **lot** as shown on the Registered Plan;

- (B) The minimum **building setback** from a **front lot line** is 16.0 metres, measured from the original centreline of the **street**; and
- (C) The minimum **building setback** from a **side lot line** is:
- (i) 4.5 metres if it abuts a **street**; and
  - (ii) 2.4 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None)

(339) Exception RS 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

## **900.5 RT - Zone**

### **900.5.1 General**

(1) RT Zone Exceptions

The regulations located in Article 900.5.10 apply only to the exceptions subject to the RT zone and identified with the corresponding exception number.

### **900.5.10 Exceptions for RT Zone**

(1) Exception RT 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3577 and 3641.

(2) Exception RT 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3977 and 3756.

(3) Exception RT 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-79.

(4) Exception RT 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1978-154.

(5) Exception RT 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-76.

(6) Exception RT 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 319-2004.

(7) Exception RT 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1995-43.

(8) Exception RT 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-188 and 1989-78.

(9) Exception RT 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 532-1999.

(10) Exception RT 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-207.

(11) Exception RT 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1978-185 and 1978-305.

(12) Exception RT 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The maximum number of **dwelling units** cited in the zone label applies to each block on the registered plan;

(B) The maximum height of a **building** is 12.5 metres and 2 stories;

(C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(D) If the **vehicle** entrance to a **building** faces a **street**, the **vehicle** entrance must be set back a minimum of 5.7 metres from the **lot line** that abuts the **street**;

(E) The minimum **building setback** from a **side lot line** is 1.2 metres;

- (F) The minimum **building setback** from a rear **lot line** is 7.25 metres;
- (G) Despite regulation 10.5.40.60 (1) (C), in a **rear yard** a platform with a floor no higher than the **first storey** of the **building** above **established grade** may encroach into the required **rear yard setback** the lesser of 2.5 metres or 50% of the required **rear yard setback**, if it is no closer to a **side lot line** than the **side yard setback**;
- (H) Despite regulation 10.5.50.10 (1) (B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of at least 35% of the **front yard** must be **landscaping**; and
- (I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:
  - (i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;
  - (ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;
  - (iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and
  - (iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1304-2015 ]

(13) Exception RT 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 707-2005.

(14) Exception RT 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 2001-976.

(15) Exception RT 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1996-58.

(16) Exception RT 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **townhouse** is the only **residential building** type permitted;
- (B) The maximum **lot coverage** is 25%;
- (C) The maximum density is 37 **dwelling units** per hectare;



(D) The minimum **rear yard setback** is half the height of the **building** or 7.5 metres whichever is greater; and

(E) The minimum **side yard setback** is half the height of the **building** or 7.5 metres whichever is greater.

Prevailing By-laws and Prevailing Sections: (None Apply)

(17) Exception RT 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1979-41 and 1986-79.

(18) Exception RT 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2857.

(19) Exception RT 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 83-2000.

(20) Exception RT 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 551-2005.

(21) Exception RT 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-12.

(22) Exception RT 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 966-2003.

(23) Exception RT 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1103-2001.

(24) Exception RT 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-59.

(25) Exception RT 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14230.

(26) Exception RT 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 13837.

(27) Exception RT 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-44.

(28) Exception RT 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1992-169.

(29) Exception RT 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-laws 910-2000, and 406-2001.

(30) Exception RT 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 542-2005.

(31) Exception RT 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-13.

(32) Exception RT 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-161.

(33) Exception RT 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1101-2001.

(34) Exception RT 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 284-2003.

(35) Exception RT 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14869.

(36) Exception RT 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 92-2002.

(37) Exception RT 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3837.

(38) Exception RT 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **front yard setback** and **rear yard setback** is that which existed on the date of the enactment of this By-law;
- (B) A **side yard setback** may be less than 1.2 metres if there are maintenance easements of 1.2 metres in width in the abutting **side yards** between adjacent **buildings**;
- (C) no fence is permitted within any **side yard** of less than 1.2 metres and no fence is permitted to obstruct any maintenance easement;
- (D) The maximum **building** height is 3 **storeys**; and
- (E) A private garage or any other **ancillary building** must be set back a minimum of 4.5 metres from any **side yard** or **rear yard lot line** or a **street** line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(39) Exception RT 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-laws 227-1999, 739-1999, 876-1999 and 228-2000.

(40) Exception RT 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1096-2006.

(41) Exception RT 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 342 and 346 **Park** Lawn Rd., former City of Etobicoke by-law 1995-212.

(42) Exception RT 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 183-2002.

(43) Exception RT 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 885-2001.

(44) Exception RT 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-196.

(45) Exception RT 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 733-2003.

(46) Exception RT 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1001-2004.

(47) Exception RT 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 569-2006.

(48) Exception RT 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2565.

(49) Exception RT 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** cited in the zone label applies to each block on the registered plan;
- (B) The maximum height of a **building** is 12.5 metres and 2 stories;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) If the **vehicle** entrance to a **building** faces a **street**, the **vehicle** entrance must be set back a minimum of 5.7 metres from the **lot line** that abuts the **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a rear **lot line** is 4.2 metres;
- (G) Despite regulation 10.5.40.60 (1) (C), in a **rear yard** a platform with a floor no higher than the **first storey** of the **building** above **established grade** may encroach into the required **rear yard setback** the lesser of 2.5 metres or 50% of the required **rear yard setback**, if it is no closer to a **side lot line** than the **side yard setback**;
- (H) Despite regulation 10.5.50.10 (1) (B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of at least 35% of the **front yard** must be **landscaping**; and
- (I) The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:
  - (i) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services;
  - (ii) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services;
  - (iii) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services; and
  - (iv) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1304-2015 ]

(50) Exception RT 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) a **townhouse** must front on McRae Drive;
- (B) McRae Drive shall be deemed to be the **front lot line**;
- (C) a maximum of 8 **townhouse** dwelling units are permitted;
- (D) the minimum **lot frontage** for each **dwelling unit** is 4.58 metres;
- (E) the minimum width of a **dwelling unit** in a **townhouse** is 4.58 metres;
- (F) the maximum permitted height of a **building** or **structure** is the lesser of:
  - (i) 3 **storeys** for a **townhouse dwelling unit**; and
  - (ii) the height in metres as shown on Diagram 4 of By-law No. 1004-2014(OMB);
- (G) notwithstanding section (F) above, any stairwell accessing the roof of a multiple attached dwelling unit shall not be considered as a storey and may project beyond the maximum permitted height indicated, provided the height of the stairwell does not exceed a height of 3 metres;
- (H) the minimum required **building setbacks** are as shown on Diagram 4 of By-law No. 1004-2014;
- (I) the following may encroach into a required **building** setback, as shown in heavy black lines on Diagram 4 of By-law No. 1004-2014 by a maximum of 2.0 metres;
  - (i) canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, porches, decks, wheelchair ramps, vents, screens, terraces, and balconies;
- (J) a **townhouse** building is not required to comply with regulations 10.5.50.10(3) or 10.60.30.10;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1004-2014(OMB) ]

(51) Exception RT 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1981-170.

(52) Exception RT 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 456-2000.

(53) Exception RT 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1112-2001.

(54) Exception RT 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-laws 643-2007 (OMB) and 1126-2007 (OMB).

(55) Exception RT 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 453-2004.

(56) Exception RT 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1995-56.

(57) Exception RT 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 328-1998.

(58) Exception RT 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1986-1.

(59) Exception RT 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** permitted is 84;
- (B) The maximum **building** height of a **building** is 3 **storeys**;
- (C) The minimum **front yard setback** is 3.6 m;
- (D) The minimum **rear yard setback** is 7.6 m;
- (E) The minimum **side yard setback**, including a **corner lot**, is 0.9 m;
- (F) Steps at the rear of each **building** are permitted if they are used for access from the **basement** of each **dwelling unit** to grade;
- (G) For the purpose of calculating the maximum **gross floor area** permitted in a **dwelling unit**, the ground floor area of **dwelling units** without **basements** are not included in the calculation of the permitted maximum **gross floor area**;
- (H) 1 **parking space** must be provided in each **dwelling unit** and the **parking space** must be located between the front of each **dwelling unit** and the edge of the sidewalk or curb; and
- (I) **Ancillary buildings**, underground **parking garages** and swimming pools are not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(60) Exception RT 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 2748.

(61) Exception RT 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1001 Ellesmere Road, if all of the requirements of By-law 892-2016(OMB) are complied with, none of the provisions of clauses 10.60.20.40, 10.60.30.10, 10.60.30.20, 10.60.30.40, 10.60.40.10(1) and 10.60.40.70, and regulations 10.5.60.1(3), 10.5.60.20(5)(A), 10.5.60.40(2), 10.60.40.1(3), and 10.60.40.80(2) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in regulations (B) to (P) below;
- (B) Despite regulation 10.60.40.10(1), the permitted maximum height for a **building** or **structure** is 14.0 metres;
- (C) The permitted maximum number of **storeys** in a **building** is 3 storeys;
- (D) Despite regulation 10.5.60.40(2), the permitted maximum height of a detached garage located in the **rear yard** measured from the floor of the **structure** to the underside of the eaves is 6.0 metres;
- (E) Despite the conditionally permitted uses in clause 10.60.20.20, the only permitted use with conditions is **private home daycare** (9);
- (F) Despite the permitted **building** types listed in regulation 10.60.20.40(1), only a **townhouse building** is permitted;



- (G) The minimum **front yard setback** is 3.0 metres;
- (H) The minimum **side yard setback** is 0.9 metres;
- (I) The minimum **rear yard setback** is:
  - (i) 0.5 metres for a **building** having an integral attached garage where the entrance to the **parking space** is from a **lane** having a minimum width of 6.0 metres;
  - (ii) 0.5 metres for a detached garage **building** where the entrance to the **parking space** is from a **lane** having a minimum width of 6.0 metres;
  - (iii) 25.0 metres from the rear **main wall** of a **dwelling unit** to the **lot line** abutting a Utility and Transportation Zone (UT); and
  - (iv) 12.0 metres for all other **buildings**;
- (J) Measurement of required yard and **building setbacks** on a corner lot is from the projections of the **front lot line** and **side lot line**, despite required corner roundings;
- (K) Despite regulation 10.60.40.1(3), the required minimum **dwelling unit** width is equivalent to the minimum required **lot frontage** indicated as "f" in zone label on the Zoning By-law map;
- (L) Despite regulation 10.60.40.80(2), the minimum separation distance between the side **main walls** of adjacent **townhouse buildings** is 1.8 metres
- (M) The following elements of a **building** may encroach into a required **building setback** a maximum of:
  - (i) 1.5 metres for a deck, porch, balcony, or similar **structure**;
  - (ii) 1.0 metres for decorative or screen wall;
  - (iii) 3.0 metres for exterior steps or ramps;
  - (iv) 0.6 metres for bay windows, box window or other projecting window;
  - (v) 0.6 metres for a roof overhang, eave or roof of dormer window, and a minimum of 0.3 metres from the lot line; and
  - (vi) 0.6 metres for a chimney, pilaster, and projecting columns;
- (N) The maximum height of a **building** is measured from the average finished elevation of the ground along the **main wall** of the **dwelling unit** facing any **street** line;
- (O) If a **parking space** within the **building** is accessed from a **lane**, a minimum of 15.0 square metres of outdoor **amenity space** must be provided on the roof of the **building** over the **parking space**; and
- (P) A **dwelling unit** may be used as a model home.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 892-2016 (OMB) ]

(62) Exception RT 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 280-2000.

(63) Exception RT 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1996-142.

(64) Exception RT 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 3410, 3879 and 3907.

(65) Exception RT 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1982-156.

(66) Exception RT 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1656.

(67) Exception RT 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 740-2003.

(68) Exception RT 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1985-136.

(69) Exception RT 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-156.

(70) Exception RT 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 699-2001.

(71) Exception RT 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1997-57.

**(72) Exception RT 72**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 714-2003.

**(73) Exception RT 73**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-195.

**(74) Exception RT 74**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 409-2001.

**(75) Exception RT 75**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(5) of the City of North York zoning by-law 7625.

**(76) Exception RT 76**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 25629.

**(78) Exception RT 78**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(2) of the City of North York zoning by-law 7625.

**(79) Exception RT 79**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Section 5.10.40.70 (1), encroachments described in this By-law are permitted into any **building setback**.
- (B) Despite Section 5.10.40.70 (2), **building setbacks** shall not apply to any part of a **building** located below ground.
- (C) Despite Section 10.5.40.10 (1), the maximum height of a **building** is the distance between the **established grade** and the top of roof, excluding the mechanical penthouse, including any roof parapets to a maximum of 2.6 metres.
- (D) Despite Section 10.5.40.50 (2), a porch, balcony, terrace or similar **structure** shall not be subject to the required minimum **building setbacks** of a **building**.
- (E) Despite Section 10.5.40.60 (3), exterior stairs shall not be subject to the required minimum permitted encroachments.
- (F) Despite Section 10.5.40.70 (1), the averaging of **front yard setbacks** shall not apply to the subject lands.
- (G) Despite Section 10.5.50.10 (3), **rear yard landscape** requirements shall not apply.
- (H) Despite Section 10.5.60.10 (1), a garbage enclosure shall be permitted to be located within the **front yard**.
- (I) Despite Section 10.5.60.20 (1), a garbage enclosure shall not be subject to the **front yard** setbacks as outlined in this By-law.
- (J) The minimum **lot area** for each **dwelling unit** in a **townhouse** is symbolized by the letter 'au' as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 128 square metres.
- (K) The maximum height of a **building** shall be as shown on Diagram 3 attached to this By-law.
- (L) The maximum number of **townhouse** units shall be 5.
- (M) The maximum **floor space index** for **townhouses** shall be 1.66.
- (N) Despite Section 10.60.40.70, the **Building Setbacks** as set out in Diagram 3 of this By-law shall apply to the subject lands.
- (O) Despite Section 200.5.1.10.2.D, a 0.3 metres dimension on the side of a **parking space** obstructed by a wall is not required.
- (P) Section 200.15.10 shall not apply to the subject lands.
- (Q) Despite Section 800.50, **Established Grade** for the purpose of establishing the permitted height shall mean the geodetic elevation of:  
160.33 for Townhouse 2
- (R) Despite Section 800.50, the **Front Lot Line** shall be deemed to be Bayview Avenue.

Prevailing By-laws and Prevailing Sections:(None Apply)

[ By-law: 388-2016 (OMB) ]

(80) Exception RT 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Section 5.10.40.70 (1), encroachments described in this By-law are permitted into any **building setback**.
- (B) Despite Section 5.10.40.70 (2), **building setbacks** shall not apply to any part of a **building** located below ground.
- (C) Despite Section 10.5.40.10 (1), the maximum **height of a building** is the distance between the **established grade** and the top of roof, excluding the mechanical penthouse, including any roof parapets to a maximum of 2.6 metres.
- (D) Despite Section 10.5.40.50 (2), a porch, balcony, terrace or similar **structure** shall not be subject to the required minimum **building setbacks** of a **building**.
- (E) Despite Section 10.5.40.60 (3), exterior stairs shall not be subject to the required minimum permitted encroachments.
- (F) Despite Section 10.5.40.70 (1), the averaging of **front yard setbacks** shall not apply to the subject lands.
- (G) Despite Section 10.5.50.10 (3), **rear yard landscape** requirements shall not apply.
- (H) Despite Section 10.5.60.10 (1), a garbage enclosure shall be permitted to be located within the **front yard**.
- (I) Despite Section 10.5.60.20 (1), a garbage enclosure shall not be subject to the **front yard** setbacks as outlined in this By-law.

- (J) The minimum **lot area** for each **dwelling unit** in a **townhouse** is symbolized by the letter 'au' as shown on Diagram 2 attached to this By-law and shall not be less than a minimum of 123 square metres.
- (K) The maximum height of a **building** shall be as shown on Diagram 3 attached to this By-law.
- (L) The maximum number of **townhouse** units shall be 6.
- (M) The maximum **floor space index** for **townhouses** shall be 1.79.
- (N) Despite Section 10.60.40.70, the **Building Setbacks** as set out in Diagram 3 of this By-law shall apply to the subject lands.
- (O) Despite Section 200.5.1.10.2.D, a 0.3 metre dimension on the side of a **parking space** obstructed by a wall is not required.
- (P) Section 200.15.10 shall not apply to the subject lands.
- (Q) Despite Section 800.50, **Established Grade** for the purpose of establishing the permitted height shall mean the geodetic elevation of:  
161.43 for Townhouse 1
- (R) Despite Section 800.50, the **Front Lot Line** shall be deemed to be Bayview Avenue.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 385-2016 (OMB) ]

(81) Exception RT 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite any division of these lands into two or more parcels, these regulations apply to the lands in their entirety;
- (B) A maximum of 2 **detached houses** and 11 **townhouse dwelling units** is permitted;
- (C) The maximum **building** height is the lesser of 3 **storeys** or 12.5 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) Each required **parking space** must be located in the **residential building**;
- (F) The maximum **lot coverage** is 50%; and
- (G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(82) Exception RT 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(16) of the City of North York zoning by-law 7625.

(83) Exception RT 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 126-2002.

(84) Exception RT 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(18) of the City of North York zoning by-law 7625.

(85) Exception RT 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 25970.

(86) Exception RT 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 25972.

(87) Exception RT 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 25971.

(88) Exception RT 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) A maximum of one **dwelling unit** per **lot** on a registered plan;
- (D) The minimum **building setback** from a front line is 3.0 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) The part of **main wall** of the **building** with the access to the required **parking space** must be set back a minimum of 6.0 metres from a **front lot line**;
- (G) The maximum **lot coverage** is 40%; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(90) Exception RT 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:

- (A) None of the provisions of 10.5.40.10(5), 10.5.40.60(3), 10.5.40.70(1), 10.5.50.10(2)(B), 10.5.50.10(3), 10.60.40.10(1), 10.60.40.70, and 200.15.10 apply to prevent the erection or use of a **building, structure**, addition or enlargement provided the **building** or **structure** complies with subsections (B) to (M) below;
- (B) The height of any **building** or **structure**, as measured from Canadian Geodetic Datum elevation of 178.85 metres, must not exceed the height and **storeys** specified by the numbers following the symbols HT and ST, respectively, on Diagram 3 of By-law 581-2017;
- (C) The minimum **front yard setback**, **rear yard setback** and **side yard setback** for any **building** or **structure** is the setback from the **lot line** shown on Diagram 3 of By-law 581-2017;
- (D) Despite Table 200.5.10.1, zero visitor **parking spaces** are required;

- (E) Despite regulation 10.60.30.10(1), the minimum **lot area** is 629 square metres;
- (F) Despite regulation 10.60.30.20(1), the minimum **lot frontage** for each dwelling unit is 4.56 metres;
- (G) Despite regulation 10.60.30.40(1), the maximum **lot coverage** is 53 percent;
- (H) Despite regulation 10.60.30.40.1(3)(A), the minimum width of a **dwelling unit** in a **townhouse** is 4.56 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (I) The maximum number of **townhouse dwelling units** is 5;
- (J) The permitted maximum **floor space index** for **townhouses** is 1.54;
- (K) For the purpose of 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;
- (L) Despite regulation 10.5.50.10(1), on a **lot** with a **detached house, semi-detached house, duplex, triplex, fourplex or townhouse**, a minimum of 73 percent of the required **front yard landscaping** must be **soft landscaping**; and
- (M) Despite regulation 200.5.1.10(2), a minimum **parking space** width of 2.8 metres shall be permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 581-2017 ]

(91) Exception RT 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 22076.

(92) Exception RT 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum height of all **buildings** and **structures** is the lesser of 3 **storeys** or 12.5 metres;
- (D) The minimum **building setback** from a **side lot line** is that which existed on the day of the enactment of this By-law;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 46%; and
- (G) The maximum number of **dwelling units** per block shown on the registered plan is:
  - Block 48 8 **dwelling units**
  - Block 49 6 **dwelling units**
  - Block 50 8 **dwelling units**
  - Block 51 8 **dwelling units**
  - Block 52 6 **dwelling units**
  - Block 53 6 **dwelling units**
  - Block 54 8 **dwelling units**
  - Block 55 6 **dwelling units**
  - Block 56 6 **dwelling units**

Prevailing By-laws and Prevailing Sections: (None Apply)

(93) Exception RT 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 95 Pidgeon Street, if the requirements of By-law 319-2017 are complied with, the erection and use of a **building**, structure, addition or enlargement as set out in regulations (B) to (J) below are permitted;
- (B) Despite Clause 10.60.20.40, the only permitted **building type** is a **townhouse**;
- (C) Despite the uses listed in Clause 10.60.20.20, the only conditional use permitted is **private home daycare**;

- (D) The permitted maximum height for a **building** or **structure** is 12.0 metres; and the maximum number of **storeys** is 3;
- (E) The maximum permitted height for a **building** is measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street** line;
- (F) Despite Clause 10.60.40.70, the minimum **building setback** is:
  - (i) 5.5 metres for the **front yard setback**;
  - (ii) 1.6 metres for the **side yard setback**; and
  - (iii) 6.0 metres for the **rear yard setback**; and
- (G) Despite Clause 10.60.40.80, the minimum separation distance between the exterior side **main walls** of an adjacent **townhouse building** is 1.6 metres;
- (H) Despite regulation 10.60.30.40(1), the maximum permitted **building coverage** is 55 percent;
- (I) Despite Clause 10.5.40.60, the following elements of a **building** may encroach into a required **building setback** a maximum of:
  - (i) 0.5 metres for chimneys, pilasters and projecting columns;
  - (ii) 1.0 metres for roof overhang, cantilevered elements, canopies, eaves, porticoes into **rear yard** or **side yard** and 0.5 metres in **front yard**;
  - (iii) 1.55 metres for balconies, unenclosed porches encroaching into a **front yard, rear yard** or **side yard** abutting a **street**;
  - (iv) No limit for exterior steps;
  - (v) 1.0 metres on the first **storey** for a cantilevered bay, bow or other projecting window encroaching into a **front yard, rear yard** or **side yard** abutting a **street**;
  - (vi) 0.5 metres above first **storey** for a cantilevered bay, bow or other projecting window encroaching into a **side yard** abutting a **street** or a **front yard** or a **rear yard**; and
  - (vii) 2.0 metres for decks encroaching into the **rear yard**; and
- (J) The required **parking** space must be in the **townhouse building**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 319-2017 ]

(94) exception RT 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 95 Pidgeon Street, if the requirements of By-law 319-2017 are complied with, the erection and use of a **building**, structure, addition or enlargement as set out in regulations (B) to (L) below are permitted;
- (B) For the purpose of this exception, the **lot line** abutting the "Proposed Part of Private Lane" as identified on Diagram 1 of By-law 319-2017 is the **front lot line**;
- (C) For the purpose of regulation 5.10.30.1 (2), the "Proposed Part of Private Lane" as identified on Diagram 1 of By-law 319-2017 is a **street**;
- (D) Despite Clause 10.60.20.40, the only permitted **building** type is a **townhouse building**;
- (E) Despite the uses listed in Clause 10.60.20.20, the only conditional use permitted is **private home daycare**;
- (F) The permitted maximum height for a **building** or **structure** is 12.0 metres; and the maximum number of **storeys** is 3;
- (G) The permitted maximum height for a **building** is measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street** line;
- (H) Despite Clause 10.60.40.70, the minimum **building setback** is:
  - (i) 9.0 metres for the **front yard setback**;
  - (ii) 1.6 metres for the **side yard setback**; and
  - (iii) 6.0 metres for the **rear yard setback**; and
- (I) Despite Clause 10.60.40.80, the minimum separation distance between the exterior side **main walls** of an adjacent **townhouse building** is 1.6 metres;
- (J) Despite regulation 10.60.30.40(1), the maximum permitted **building coverage** is 55 percent;



(K) Despite Clause 10.5.40.60, the following elements of a **building** may encroach into a required **building setback** a maximum of:

- (i) 0.5 metres for chimneys, pilasters and projecting columns;
- (ii) 1.0 metres for roof overhang, cantilevered elements, canopies, eaves, porticoes into **rear yard** or **side yard** and 0.5 metres in **front yard**;
- (iii) 1.55 metres for balconies, unenclosed porches encroaching into a **front yard, rear yard** or **side yard** abutting a **street**;
- (iv) No limit for exterior steps;
- (v) 1.0 metres on the first **storey** for a cantilevered bay, bow or other projecting window encroaching into a **front yard, rear yard** or **side yard** abutting a **street**;
- (vi) 0.5 metres above first **storey** for a cantilevered bay, bow or other projecting window encroaching into a **side yard** abutting a **street** or a **front yard** or a **rear yard**; and
- (vii) 2.0 metres for decks encroaching into the **rear yard**; and

(L) The required **parking space** must be in the **townhouse building**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 319-2017 ]

(95) Exception RT 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 19970.

(96) Exception RT 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 95 Pidgeon Street, if the requirements of By-law 319-2017 are complied with, despite Article 10.60.20, the only use permitted is **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 319-2017 ]

(97) Exception RT 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in a **building**; and
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(98) Exception RT 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) On **corner lots** the minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The maximum **lot coverage** is 50%; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(99) Exception RT 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (E) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Ave.; and
  - (ii) 4.5 metres in all other cases;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in the **residential building**. [ By-law: 1268-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(100) Exception RT 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(101) Exception RT 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:

- (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is:
- (i) 7.5 metres where the **side lot line** abuts Sheppard Ave.; and
  - (ii) 4.5 metres in all other cases;
- (D) The maximum **lot coverage** is 50%; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(102) Exception RT 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(103) Exception RT 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (D) The maximum **lot coverage** is 50%;
- (E) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Finch Ave., Tapscott Rd. or the railway right-of-way is 7.5 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(104) Exception RT 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of 16 **dwelling units** per block on a registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;

- (E) The minimum **building setback** from a **lot line** that abuts a railway right-of-way is 30.0 metres; [ By-law: 1268-2023 ]
- (F) An attached or detached garage must be set back a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) The maximum **lot coverage** is 50%;
- (H) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
- (I) The maximum height of a **building** is the lesser of 12.0 metres or 3 **storeys**; and
- (J) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(105) Exception RT 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of 24 **dwelling units** per block on a registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from a **lot line** that abuts a railway right-of-way is 30.0 metres; [ By-law: 1268-2023 ]
- (F) An attached or detached garage must be set back a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) The maximum **lot coverage** is 50%;
- (H) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards;
- (I) The maximum height of a **building** is the lesser of 12.0 metres or 3 **storeys**;
- (J) The required **parking space** must be located in a **building**; and
- (K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(106) Exception RT 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (F) An attached or detached garage must be set back a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 3.0 metres from a **lot line** that abuts a **street**;
- (H) The maximum **lot coverage** is 50%;
- (I) The maximum height of a **building** is the lesser of 12.0 metres or 3 **storeys**;
- (J) The required **parking space** must be located in a **building**; and
- (K) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards.

Prevailing By-laws and Prevailing Sections: (None Apply)

(107) Exception RT 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of 26 **dwelling units** per block on a registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from McLevin Avenue is 2.0 metres;
- (F) An attached or detached garage must be set back a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 3.0 metres from a **lot line** that abuts a **street**;
- (H) The maximum **lot coverage** is 50%;
- (I) The maximum height of a **building** is the lesser of 12.0 metres or 3 **storeys**;
- (J) The required **parking space** must be located in a **building**; and
- (K) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards.

Prevailing By-laws and Prevailing Sections: (None Apply)

(108) Exception RT 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of 19 **dwelling units** per block on a registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from McLevin Avenue is 2.0 metres;
- (F) An attached or detached garage must be set back a minimum of 1.0 metres from a **side lot line** on one side only;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 3.0 metres from a **lot line** that abuts a **street**;
- (H) The maximum **lot coverage** is 50%;
- (I) The maximum height of a **building** is the lesser of 12.0 metres or 3 **storeys**;
- (J) The required **parking space** must be located in a **building**; and
- (K) Cantilevered bay windows may project a maximum distance of 0.6 metres into all yards.

Prevailing By-laws and Prevailing Sections: (None Apply)

(109) Exception RT 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (G) For a **corner lot** the minimum **lot frontage** is 10.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(110) Exception RT 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Berner Trail, Greenspire Rd., or Malvern St. is 7.5 metres;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(111) Exception RT 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The maximum **lot coverage** is 50%; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(112) Exception RT 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Neilson Rd., Sheppard Ave., or Milner Ave. is 7.5 metres;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in the **residential building**;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 33, of former City of Scarborough by-law 14402.

(113) Exception RT 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 meters;
- (F) The minimum **building setback** from a **lot line** that abuts Berner Trail, Mammoths Hall Trail, or Malvern St. is 7.5 metres;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(114) Exception RT 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per 150 square metres of **lot area**;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from the easterly most **lot line** is 1.8 metres
- (E) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is 8.5 metres;
- (F) Projecting from a **main wall**, an unenclosed deck may encroach a maximum of 2.5 metres into a required **rear yard**;
- (G) A bay window may encroach a maximum of 0.4 metres into a required yard setback;
- (H) The maximum height of a **building** is the lesser of 10.0 metres or 3 **storeys**;
- (I) The maximum **lot coverage** is 45%; and
- (J) The required **parking space** must be located in a **building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(115) Exception RT 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 0.45 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 meters;
- (C) The maximum **lot coverage** is 50%; and
- (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(116) Exception RT 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is 1,988 square metres;
- (B) The minimum **lot frontage** is:
  - (i) 44.0 metres for the entire **townhouse building** lot; and
  - (ii) 5.6 metres for each **dwelling unit**;
- (C) Despite clause 10.60.40.70, the required minimum **building setbacks** and **building** separations are shown on Diagram 3 of By-law n1089-2019(LPAT);
- (D) Maximum **building length** shall be as set out on Diagram 3 attached to By-law 1089-2019(LPAT);

- (E) **Established Grade** is the Canadian geodetic elevation of 159.56 metres;
- (F) Despite regulation 10.5.60.50(2), the maximum floor area for **ancillary buildings** is 267 square metres;
- (G) Despite regulation 5.10.30.20(1), the **front lot line** is Bayview Avenue;
- (H) A minimum of two **parking spaces** must be provided for each **dwelling unit**;
- (I) Despite regulation 200.5.1.10(2)(D), two side-by-side **parking spaces** within the **building** must have a minimum combined dimension of 5.2 metres x 5.8 metres;
- (J) A minimum of 1 visitor **parking space** is required;
- (K) Article 200.15.10 shall not apply;
- (L) Despite clause 10.5.50.10, a minimum of 1,100 square metres of landscaping shall be provided, of which 560 square metres shall be **soft landscaping**. Landscape buffers shall be provided as set out on Diagram 3 attached to By-law 1089- 2019(LPAT); and
- (M) Despite regulation 10.5.40.60(6), window projections may encroach 0.8 metres into the required **front yard building setback**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1089-2019(LPAT) ]

(117) Exception RT 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 10.60.20, the only uses permitted are: **dwelling unit** in a **building type** permitted by Clause 10.60.20.40;
- (B) The maximum number of **dwelling units** is 20;
- (C) The minimum **front yard, side yard and rear yard setbacks** for the **building** are shown on Diagram 4 of By-law 595-2017;
- (D) The minimum **building setback** from the **front lot line** is 6.0 metres;
- (E) The minimum **lot frontage** for each **dwelling unit** is 6.0 metres;
- (F) The maximum **building** height of a **building** is as shown on Diagram 4 of By-law 595-2017;
- (G) The maximum **lot coverage** shall be 31 percent;
- (H) The maximum number of **dwelling units** in a **townhouse building** is 7 units;
- (I) A minimum of two **parking spaces** must be provided for each **dwelling unit** ;
- (J) A maximum of one **dwelling unit** shall provide two small car **parking spaces** with a minimum length of 5.1 metres and a minimum width of 2.4 metres; and
- (K) A minimum of **four parking spaces** must be provided for visitor **parking**, one of which must be an accessible **parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 595-2017 ]

(118) Exception RT 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (D) The minimum **building setback** from a **rear lot line** is 10.0 metres;
- (E) The maximum **lot coverage** is 50%; and
- (F) The required **parking space** must be located in a **building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(119) Exception RT 119



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 50%; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(120) Exception RT 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The maximum **lot coverage** is 50%; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception RT 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (E) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(122) Exception RT 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25233.

(123) Exception RT 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 50 Humberwood Boulevard, regulations 5.10.30.1, 5.10.40.1(3), 5.10.40.40(1), 5.10.40.70(6), 5.10.40.80(1), 10.5.30.40(2), 10.5.40.10(5), 10.5.40.40(3), 10.5.40.50(2), 10.5.40.60(1)(2)(3)(6)(7)(8), 10.5.40.70(1), 10.5.50.10(1)(2)(3), 10.5.100.1(1), 10.60.40.1(3), 10.60.40.70, 10.60.40.80, 200.15.1.5(1), 200.15.10(1) and 900.7.10(11)(A) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with the following;
- (B) A maximum of 36 **townhouse dwelling units** must have:
  - (i) an attached **parking garage**; and
  - (ii) a minimum average width of 5.5 metres;
- (C) A minimum of 28 percent of the net site area of lands zoned RT(f5.5; au120; x123), as shown on Diagram 2 of By-law 1344-2017(OMB), must be **landscaping**;
- (D) A **building or structure** must not exceed the maximum height or **storeys** shown on Diagram 3 of By-law 1344-2017(OMB);
- (E) The minimum **building setback** is:
  - (i) 3.0 metres from a **lot line** abutting a **street**;
  - (ii) 1.3 metres from a **side lot line**; and
  - (iii) 4.0 metres from a **rear lot line**;
- (F) Measurement of required **building setbacks** from a **lot line** abutting a **street** is not to be affected by a required corner rounding or 0.3 metres reserves; and
- (G) The following elements of a **building** may encroach into the required **building setbacks** shown by the heavy black lines on Diagram 3 of By-law 1344-2017(OMB), as follows:
  - (i) maximum 2.5 metres for decks, porches, balconies and/or similar structures;
  - (ii) maximum 2.0 metres for exterior steps and/or ramps and/or exit stair enclosures;
  - (iii) maximum 1.0 metres for bay windows, box windows and/or other projection windows; and
  - (iv) maximum 1.0 metres for roof overhangs, eaves and/or canopies;
- (H) A sales office and model home, used exclusively for the initial sale of **townhouse dwelling units** on this site is permitted for a period not exceeding five years from the date of the enactment of By-law 1344-2017(OMB);
- (I) Despite Regulation 240 in Section 800.50, **Established Grade** is measured from the following for each **building** identified on Diagram 3, of By-law 1344-2017(OMB):
  - (i) 166.68 metres Canadian Geodetic Datum for Building 1;
  - (ii) 166.89 metres Canadian Geodetic Datum for Building 2
  - (iii) 167.25 metres Canadian Geodetic Datum for Building 3;
  - (iv) 167.58 metres Canadian Geodetic Datum for Building 4;
  - (v) 167.89 metres Canadian Geodetic Datum for Building 5; and
  - (vi) 168.22 metres Canadian Geodetic Datum for Building 6;
- (J) Despite Regulation 10.5.40.40(3), **gross floor area** means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the **building or structure** at the level of each floor, but excluding: at-grade garage areas measured to the interior face of the garage wall facing the parking, as well as the unfinished lowest level for the **townhouse dwelling units** zoned RT (f5.5; au120; x123), as shown on Diagram 2 of By-law 1344-2017(OMB).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1344-2017 (OMB) ]

(124) Exception RT 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25637.

(125) Exception RT 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(126) Exception RT 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
- (B) On a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(127) Exception RT 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
- (D) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 6.0 metres where the **rear lot line** also abuts a **street**; and
  - (ii) 5.1 metres in all other cases;
- (E) The maximum **lot coverage** is 50%;
- (F) The minimum **building setback** from a **side lot line** is 1.5 metres; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(128) Exception RT 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
- (D) The maximum **lot coverage** is 50%;
- (E) The minimum **building setback** from a **side lot line** is 1.5 metres;

- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The minimum **building setback** from a **side lot line** is:
  - (i) 18.0 metres where the **lot line** abuts Steeles Ave., Warden Ave. or Kennedy Rd.; and
  - (ii) 12.0 metres where the **lot line** abuts Pharmacy Ave. or Birchmount Rd.; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(129) Exception RT 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
- (D) The maximum **lot coverage** is 50%;
- (E) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(130) Exception RT 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 50%;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The minimum **building setback** from a **lot line** that abuts Steeles Ave., Warden Ave. or Kennedy Rd. is 7.5 metres;
- (D) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(131) Exception RT 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 24382.

(132) Exception RT 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 374-2001.

(133) Exception RT 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) There is a maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres where the **front lot line** abuts Sheppard Ave., Morningside Ave. or Neilson Rd.;
  - (ii) 12.0 metres where the **front lot line** abuts Milner Ave. or Breckon Gate; and
  - (iii) 7.5 metres where the **front lot line** abuts Murison Blvd.;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Sheppard Ave.; and
  - (ii) 4.5 metres in all other cases;
- (G) The maximum **lot coverage** is 50%; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(134) Exception RT 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Maximum of one **dwelling unit** per **lot** as shown on a Registered Plan;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) An attached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (E) The maximum **lot coverage** is 40%; and
- (F) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(135) Exception RT 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The minimum **building setback** from a **lot line** that abuts Generation Blvd. is 7.5 metres;
- (E) The maximum **lot coverage** is 55%;
- (F) The maximum height of the **building** is the lesser of 2 **storeys** and 9.0 metres; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(136) Exception RT 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The maximum **lot coverage** is 40%; and

(E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(137) Exception RT 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 1.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of:
  - (i) 3.0 metres from a **lot line** that abuts a **street**, where a municipal sidewalk is provided for within the adjoining public boulevard; and
  - (ii) 4.5 metres from a **lot line** that abuts a **street**, where a municipal sidewalk is not provided for within the adjoining public boulevard;
- (D) In no case is the **main wall** with the **vehicle** access to be more than 1.5 metres behind any other portion of the front **main wall**;
- (E) The maximum **lot coverage** is 90%;
- (F) The maximum height of the **building** is the lesser of 3 **storeys** and 14.5 metres; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(138) Exception RT 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 1.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of:
  - (i) 3.0 metres from a **lot line** that abuts a **street**, where a municipal sidewalk is provided for within the adjoining public boulevard; and
  - (ii) 4.5 metres from a **lot line** that abuts a **street**, where a municipal sidewalk is not provided for within the adjoining public boulevard;
- (D) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (E) The maximum **lot coverage** is 60%; and
- (F) The maximum height of the **building** is the lesser of 3 **storeys** and 14.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(139) Exception RT 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) There is no minimum **building setback** from a **rear lot line**;
- (D) If the **vehicle** entrance to a garage also faces the a **front lot line** or **rear lot line**, the entrance must be set back a minimum of 6.0 metres from that **lot line** that it faces;
- (E) The maximum **lot coverage** is 65%;
- (F) The maximum height of the **building** is the lesser of 4 **storeys** and 14.5 metres; and

- (G) For the purpose of this exception, the **front lot line** is the **lot line** that separates a **lot** from Sheppard Ave., East Metro Avenue or Rouge Drive.

Prevailing By-laws and Prevailing Sections: (None Apply)

(140) Exception RT 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of:
  - (i) 3.0 metres from a **lot line** that abuts a **street**, where a municipal sidewalk is provided for within the adjoining public boulevard; and
  - (ii) 4.5 metres from a **lot line** that abuts a **street**, where a municipal sidewalk is not provided for within the adjoining public boulevard;
- (D) The maximum **lot coverage** is 85%;
- (E) The maximum height of the **building** is the lesser of 3 **storeys** and 14.5 metres;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) For the purpose of this exception the **lot line** abutting the 0.3 metre reserve along Rouge River Drive is the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(141) Exception RT 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) There is no minimum **building setback** from a **rear lot line**;
- (D) If the **vehicle** entrance to a garage also faces the a **front lot line** or **rear lot line**, the entrance must be set back a minimum of 6.0 metres from that **lot line** that it faces;
- (E) The maximum **lot coverage** is 75%;
- (F) The maximum height of the **building** is the lesser of 4 **storeys** and 14.5 metres; and
- (G) For the purpose of this exception, the **front lot line** is the north **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(142) Exception RT 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) If the **vehicle** entrance to a garage also faces the a **front lot line**, the entrance must be set back a minimum of 6.0 metres from that **lot line**;
- (C) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (D) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (E) The maximum **lot coverage** is 55%; and
- (F) The maximum height of the **building** is the lesser of 3 **storeys** and 14.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(143) Exception RT 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 1.5 metres;
- (D) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (E) If the **vehicle** entrance to a garage also faces the a **front lot line**, the entrance must be set back a minimum of 5.7 metres from that **lot line**;
- (F) The maximum **lot coverage** is 60%;
- (G) The maximum height of the **building** is the lesser of 3 **storeys** and 14.5 metres; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(144) Exception RT 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The maximum height of a **building** is the lesser of 3 **storeys** or 10.0 metres;
- (E) The maximum net floor area of the highest floor is 33 square metres;
- (F) The minimum **building setback** from a **lot** in an industrial zone category is 7.5 metres;
- (G) The required **parking space** must be located in a **building**; and
- (H) The maximum **lot coverage** is 50%.
- (I) despite By-law 1062-2025(OLT):
  - (i) an **apartment building** is not a permitted **residential building** type on a **lot** abutting Lawrence Avenue East; and
  - (ii) a **townhouse** may not exceed the permitted maximum height in (D) above. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 26, of former City of Scarborough by-law 12077 [ By-law: 451-2022 ]

(145) Exception RT 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The required **parking space** must be located in a **building**;
- (E) The maximum height of the a **building** is the lesser of 3 **storeys** or 9.5 metres; and
- (F) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(146) Exception RT 146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:



- (A) A maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres on one side and 0.3 metres on the other side and nothing may encroach into that setback area;
- (E) The minimum **building setback** from a **front lot line** is 4.5 metres;
- (F) The maximum height of the a **building** is the lesser of 3 **storeys** or 9.5 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (I) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(147) Exception RT 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 50 Humberwood Boulevard, regulations 5.10.30.1, 5.10.40.1(3), 5.10.40.40(1), 5.10.40.70(6), 5.10.40.80(1), 10.5.30.40(2), 10.5.40.10(5), 10.5.40.40(3), 10.5.40.50(2), 10.5.40.60(1)(2)(3)(6)(7)(8), 10.5.40.70(1), 10.5.50.10(1)(2)(3), 10.5.100.1(1), 10.60.40.1(3), 10.60.40.70, 10.60.40.80, 200.5.1.10(2), 200.15.1.5(1) and 900.7.10(11)(A) do not apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with the following; and
- (B) The total number of **townhouse dwelling units** must not exceed 102;
- (C) Each **townhouse dwelling unit** must have a minimum average width of 4.4 metres;
- (D) Privately-Owned Publicly Accessible Open Space (POPS) is a **landscaping** area, as shown on Diagram 3 of By-law 1344-2017(OMB), which is open and accessible to the public at all times and must not be less than 391 square metres;
- (E) A **building** or **structure** must not exceed the maximum height or **storeys** shown on Diagram 3 of By-law 1344-2017(OMB);
- (F) No portions of any **building** or **structure** located above grade may be located otherwise than wholly within the areas delineated by heavy black lines as shown on Diagram 3 of By-law 1344-2017(OMB);
  - (i) 0 metre setback required for a common lot line shared by townhouse dwelling units;
  - (ii) Measurement of required building setbacks from a lot line abutting a street is not to be affected by a required corner rounding or 0.3 metres reserves; and
  - (iii) In the case of a corner lot with a corner rounding, the exterior side lot line is deemed to extend to its hypothetical point of intersection with the extension of the front lot line for the purposes of measuring the required building setbacks;
- (G) The following elements of a **building** may encroach into the required **building setbacks** shown by the heavy black lines on Diagram 3 of By-law 1344-2017(OMB), as follows:
  - (i) maximum 2.5 metres for decks, porches, balconies and/or similar structures;
  - (ii) maximum 2.0 metres for exterior steps and/or ramps and/or exit stair enclosures;
  - (iii) maximum 1.0 metres for bay windows, box windows and/or other projection windows; and
  - (iv) maximum 1.0 metres for roof overhangs, eaves and/or canopies;
- (H) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 **parking space**, for each **townhouse dwelling unit**, must be provided below grade in an underground parking garage; and
  - (ii) 0.2 **parking space**, for each **townhouse dwelling unit**, must be provided exclusively for visitor use;
- (I) A sales office and model home, used exclusively for the initial sale of **townhouse dwelling units** on this site is permitted for a period not exceeding five years from the date of the enactment of By-law 1344-2017(OMB);
- (J) Despite Regulation 240 in Section 800.50, **Established Grade** is measured from the following for each **building** identified on Diagram 3, of By-law 1344-2017(OMB):
  - (i) 168.48 metres Canadian Geodetic Datum for Building 7;

- (ii) 168.32 metres Canadian Geodetic Datum for Building 8;
  - (iii) 167.91 metres Canadian Geodetic Datum for Building 9;
  - (iv) 167.22 metres Canadian Geodetic Datum for Building 10;
  - (v) 167.60 metres Canadian Geodetic Datum for Building 11; and
  - (vi) 167.91 metres Canadian Geodetic Datum for Building 12;
- (K) Despite Regulation 10.5.40.40(3), **gross floor area** means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor, but excluding: underground garage areas of the **townhouse dwelling units** zoned RT (f4.4; au117; x147), as shown on Diagram 2 of By-law 1344-2017(OMB)

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1344-2017 (OMB) ]

(148) Exception RT 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 167.85 metres and the elevation of the highest point of the building;
- (B) Despite regulations 10.60.40.10(1) and 10.60.40.10(2), the permitted maximum height of a **building** or **structure**, exclusive of mechanical penthouses and parapets, is the numerical value in metres following the letter HT and, where indicated, the numerical number of storeys following the letters ST within the areas delineated on Diagram 3 of By-law 1244-2017;
- (C) Despite regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 6,158.14 square metres;
- (D) Despite regulations 10.5.40.60, 10.5.40.70, 10.60.40.70, no portion of any **building** or **structure** may extend beyond the solid and dashed lines delineating the **building** envelope on Diagram 5 of By-law 1244-2017, with the exception of uncovered and enclosed ramps, canopies, airshafts, balconies, balcony roof or canopies, cornices, awnings, architectural features, trellises, columns, pilasters, window sills, all of which may extend beyond the heavy lines by 2.0 metres on the attached Diagram 5 of By-law 1244-2017 within the **lot**, and underground garage ramps and their associated structures, which may extend beyond the heavy lines by 6.0 metres;
- (E) The maximum number of **dwelling units** permitted is 24;
- (F) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4.0 metres;
- (G) Despite regulation 10.5.50.10, a minimum of 1,310 square metres of **landscaping** will be provided on the **lot**, of which a minimum of 60 percent of the **lot** must be **soft landscaping**;
- (H) Despite regulation 200.5.10.1, resident **parking spaces** must be provided at a minimum rate of 1 **parking space** for each **dwelling unit** and a maximum rate of 2.1 **parking spaces** for each **dwelling unit**;
- (I) Despite regulation 200.5.10.1, visitor **parking spaces** must be provided at a minimum rate of 0.2 **parking space** for each **dwelling unit**; and
- (J) Despite regulation 200.15.10(1), a minimum of 4 accessible **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1244-2017 ]

(149) Exception RT 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 2.5 metres;
- (B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard has a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk;
- (C) The **vehicle** entrance to a garage must not be more than 1.5 metres further from the **street** than the front **main wall** not with the **vehicle** entrance;

- (D) The maximum **lot coverage** is 65%;
- (E) The maximum height of a **building** is the lesser of 3 **storeys** and 13.0 metres; and
- (F) The maximum **lot coverage** and maximum number of **dwelling units** apply collectively to this land despite any further land division.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law); and
- (B) Schedule "C" Exception 6(a), of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law).

(150) Exception RT 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 1.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a Block on the registered plan containing a walkway is 0.5 metres;
- (D) Only a chimney or roof may encroach into the required yard setback in (C) to a maximum distance of 0.4 metres;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard has a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk;
- (F) The **vehicle** entrance to a garage must not be more than 1.5 metres further from the **street** than the front **main wall** not with the **vehicle** entrance;
- (G) The maximum height of a **building** is the lesser of 3 **storeys** and 13.0 metres.
- (H) The maximum **lot coverage** is 95%; and
- (I) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law)

(151) Exception RT 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 1.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard has a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk;
- (D) The **vehicle** entrance to a garage must not be more than 1.5 metres further from the **street** than the front **main wall** not with the **vehicle** entrance;
- (E) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (F) The maximum height of a **building** is the lesser of 3 **storeys** and 13.0 metres;
- (G) The maximum **lot coverage** is 65%; and
- (H) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law)

(152) Exception RT 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 1.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard has a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk;
- (D) The **vehicle** entrance to a garage must not be more than 1.5 metres further from the **street** than the front **main wall** not with the **vehicle** entrance;
- (E) The maximum height of a **building** is the lesser of 3 **storeys** and 13.0 metres;
- (F) The maximum **lot coverage** is 65%; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law)

(153) Exception RT 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 161.77 metres and the elevation of the highest point of the **building**;
- (C) In addition to regulation 10.5.40.10(2), a mechanical penthouse may exceed the permitted maximum height for the **building** by 2.0 metres and a parapet may exceed the permitted maximum height by 0.3 metres;
- (D) Regulation 10.5.40.10(5), First Floor Location Requirement, and regulation 10.5.40.50(3), regarding platforms at or above the second storey, do not apply;
- (E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5) and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 1.7 metres into the required **building setbacks**;
- (F) Despite clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 3 attached to this By-law;
- (G) Despite regulation 10.5.50.10(1)(D), a minimum of 65 percent of the **front yard** must be **soft landscaping**;
- (H) Despite regulations 10.5.50.10(2) and 10.5.50.10(3):
  - (i) a minimum of 40 percent of the **rear yard** and **side yard** area is required for **landscaping**; and
  - (ii) a minimum of 75 percent of the **rear yard** and **side yard landscaping** required above, must be **soft landscaping**;
- (I) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 38 metres and the required minimum **lot frontage** for each **dwelling unit** is 5.74 metres;
- (J) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 45 percent of the **lot area**;
- (K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 5.7 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (L) Despite regulation 10.60.40.10(1), the permitted maximum **building** height is 11.0 metres;
- (M) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** is 3 and any level with a floor below the Canadian Geodetic Datum elevation of 161.77 metres is not a **storey**;
- (N) Despite clause 10.60.40.40, the permitted maximum **gross floor area** is 1420 square metres;
- (O) The required parking area within each **dwelling unit** in the **building** must have the following minimum dimensions:

- (i) length of 5.8 metres; and
- (ii) width of 5.2 metres;

(P) Despite regulation 200.5.1.10(2)(C), the visitor **parking spaces** must have the following minimum dimensions:

- (i) length of 6.0 metres; and
- (ii) width of 2.7 metres; and

(Q) Despite clause 200.5.10, a minimum of two visitor **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 599-2018 ]

(154) Exception RT 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 2.5 metres;
- (B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back from a **lot line** that abuts a **street** a minimum of:
  - (i) 3.0 metres where the boulevard has a sidewalk; and
  - (ii) 4.5 metres where the boulevard does not contain a sidewalk;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (E) The maximum **lot coverage** is 65%;
- (F) The maximum height of a **building** is the lesser of 3 **storeys** and 13.0 metres;
- (G) The required **parking space** must be located in the **residential building**;
- (H) If the **lot** has a **Townhouse** the following regulations apply:
  - (i) the minimum **lot frontage** for each **dwelling unit** is 4.7 metres; and
  - (ii) the minimum **lot area** for each **dwelling unit** is 100 square metres; and
- (I) If the **lot** has a **Semi-detached House** the following regulations apply:
  - (i) the minimum **lot frontage** for the semi-detach house is 14.0 metres and for each **dwelling unit** is 7.0 metres; and
  - (ii) the minimum **lot area** for the semi-detach house is 310 square metres and for each **dwelling unit** is 155 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of City of Toronto by-law 2005-950, (Scarborough Warden Woods Community By-law)

(155) Exception RT 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of units applies to each block on the registered plan;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The maximum height of a **building** is the lesser of 14.5 metres and 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(156) Exception RT 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of units applies to each block on the registered plan;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (E) The maximum height of a **building** is the lesser of 14.5 metres and 3 **storeys**; and
- (F) The minimum **building setback** from a **lot line** that abuts a rail right-of-way is:
  - (i) 15.0 metres from the CPR Havelock rail line; and
  - (ii) 30.0 metres from all others.

Prevailing By-laws and Prevailing Sections: (None Apply)

(157) Exception RT 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of Section 9 and Schedule A of By-law 1274-2017 are complied with, none of the provisions of: 5.10.40.70(2); 10.5.40.50(2); 10.5.50.10(1)(D); 10.5.50.10(3)(B); 10.5.80.40(3); 10.60.40.1(3); 10.60.40.70; 10.60.40.80; 800(240) apply to prevent the use or erection or use of a **building, structure**, addition or enlargement permitted by (B) to (G) below;
- (B) A maximum of 40 **dwelling units** are permitted;
- (C) Despite 10.5.80.40(3) **vehicle** access to a **parking space** on a **corner lot** may be from a private **driveway**;
- (D) Despite 10.60.40.70 the following minimum **building setbacks** apply:
  - (i) Minimum **front yard setback** is 3 metres;
  - (ii) Minimum **side yard setback** is 0.55 metres;
  - (iii) Minimum **rear yard setback** is 4 metres;
  - (iv) Minimum exterior **side yard setback** is 1.2 metres; and
  - (v) Minimum **building setback** from a daylight triangle is 1.2 metres;
- (E) For the purpose of this exception **established grade** is the Canadian Geodetic Datum elevation of 125.88 metres;
- (F) For the purpose of this exception, on a **corner lot**, daylight triangle shall mean the triangular space formed between the intersection point of the **front lot line** and the **side lot line** and two points along these lines measured 5 metres from the intersection point. Where the **lot** has a rounded corner, the point where the projection of the two lines intersect shall be the intersection point where the 5 metres is measured;
- (G) A sales office used to sell **dwelling units** in the development is permitted for a period of 3 years from the date of the passing of By-law 1274-2017; and
- (H) The maximum Lot Coverage shall be calculated over the land zoned RT 157.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1274-2017 ]

(158) Exception RT 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (C) The minimum **building setback** from a **lot line** that abuts a rail right-of-way is:

- (i) 15.0 metres from the CPR Havelock rail line; and
  - (ii) 30.0 metres from all others;
- (D) A **lot** with a **townhouse** must comply with the following:
- (i) the maximum number of units applies to each block on the registered plan;
  - (ii) the minimum **building setback** from a **side lot line** is 1.2 metres; and
  - (iii) the maximum height of a **building** is the lesser of 14.5 metres and 3 **storeys**;
- (E) A **lot** with a **semi-detached house** must comply with the following:
- (i) a maximum of one **dwelling unit** in a **semi-detached house** per **lot** shown on the registered plan;
  - (ii) the minimum **building setback** from a **side lot line** is 1.2 metres;
  - (iii) if the common wall of the semi-detach house does not exist above grade the minimum separation between the walls is 1.2 metres; and
  - (iv) the maximum height of a **building** is 12.5 metres; and
- (F) A **lot** with a **detached house** must comply with the following:
- (i) a maximum of one **detached house** per **lot** shown on the registered plan;
  - (ii) the minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side; and
  - (iii) the maximum height of a **building** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(159) Exception RT 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **parking space** must be located in the **rear yard**;
- (B) A garage must be a minimum of 6.0 metres from the **main walls** of the **residential building**; and
- (C) The maximum height of a **building** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) Exception RT 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.6 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.0 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **lane** is 1.2 metres;
- (E) A garage must be set back a minimum of 0.5 metres from a **lot line** that abuts a **lane**;
- (F) A garage must be a minimum of 6.0 metres from the **main walls** of the **residential building**; and
- (G) The maximum height of a **building** is 12.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(161) Exception RT 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 847-2006; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(162) Exception RT 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands former City of North York by-laws 25857 and 26319; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(163) Exception RT 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(7) of the former City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(164) Exception RT 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 185-2003.

(165) Exception RT 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1146-2004 (OMB).

(166) Exception RT 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1207-2009; and
- (B) On 115 Torbarrie Rd., Section 64.16(51) of the former City of North York zoning by-law 7625.

(167) Exception RT 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 163.5 metres and the elevation of the highest point of the **building**;
- (C) In addition to regulation 10.5.40.10(2), a mechanical penthouse, stair enclosure, elevator enclose, air conditioner units/screening, parapets and terrace access may exceed the permitted maximum height for the **building** by 2.0 metres and is not considered a **storey**;
- (D) Regulation 10.5.40.50(3), regarding platforms at or above the second **storey**, does not apply;



- (E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 2.5 metres into the required **building setbacks**;
- (F) Despite regulation 10.5.40.60(3), exterior stairs providing access to a **building** or **structure** must be no longer than a maximum 1.6 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the building or structure; and maintain a maximum width of 5.4 metres;
- (G) Despite clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1336-2018(LPAT)];
- (H) Despite clause 10.5.50.10, a minimum of 70 percent of the **front yard** must be **soft landscaping**;
- (I) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 38.0 metres and the required minimum **lot frontage** for each **dwelling unit** is 6.0 metres;
- (J) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 41 percent of the **lot area**;
- (K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 6.0 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (L) Despite regulation 10.60.40.10(1), the permitted maximum **building** height is 11.0 metres;
- (M) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** is 3;
- (N) Despite regulations 200.5.1.10(2)(A) and 200.5.1.10(2)(D), the required parking area within each **dwelling unit** in the **building** must have the following minimum dimensions:
  - (i) length of 5.5 metres; and
  - (ii) width of 5.8 metres;
- (O) Despite regulations 200.5.1.10(2)(C) and 200.5.1.10(2)(D), the visitor **parking space** must have the following minimum dimensions:
  - (i) length of 6.7 metres; and
  - (ii) width of 2.6 metres; and
- (P) Despite clause 200.5.10, a minimum of one visitor **parking space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1336-2018 ]

(168) Exception RT 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 678-1999.

(169) Exception RT 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite clause 10.60.40.70, the required minimum **building setbacks** are those shown on Diagram 3 of By-law 825-2018;
- (B) **Established grade** is the Canadian Geodetic Datum elevation of 116.76 metres;
- (C) Despite regulation 10.60.40.40(1), the maximum permitted residential **gross floor area** is 2,815.00 square metres;
- (D) Despite regulation 10.5.50.10(1)(A), a minimum of 39 percent of the lands on Diagram 1 of By-law 825-2018 must be soft landscaping;
- (E) Despite regulation 10.60.40.80(2)(B), the minimum separation distance between the **main walls** of the respective **buildings** is 7.0 metres as shown on Diagram 3 of By-law 825-2018;
- (F) Despite regulation 10.60.40.10(1)(A), the permitted maximum height for a **building** or **structure** is 12.95 metres;
- (G) Despite regulation 10.60.40.1(3)(A), the minimum width of a **townhouse** is 4.4 metres;
- (H) Despite regulation 10.60.40.1(3)(B), the minimum width of a **semi-detached house** is 5.4 metres;

- (I) Despite regulation 10.60.30.40(1), the maximum **lot coverage** (including garages) is 44 percent;
- (J) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit** (Resident) and 0.2 for each **dwelling unit** (Visitor); and
- (K) A temporary sales office or temporary sales structure for the purposes of marketing and sales related to the uses permitted on the property is permitted, for a maximum of 3 years from the date of the enactment of By-law 825-2018. No development standards apply to the temporary sales office or structure.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 825-2018 ]

(171) Exception RT 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 10.60.20, the only uses permitted are: **dwelling unit** in the **townhouse** residential building type permitted by clause 10.60.20.40;
- (B) The permitted maximum number of **dwelling units** is 11;
- (C) Despite regulation 10.60.30.10(2) the required minimum **lot area** for each **townhouse dwelling unit** is 85.0;
- (D) Despite regulation 10.60.30.20(1)(C) the required minimum **lot frontage** for each **townhouse dwelling unit** is 4.2 metres;
- (E) Despite clause 10.60.40.70 and regulation 10.5.40.70(1), the required minimum **building setbacks** are shown on Diagram 3, attached to By-law 1341-2018(LPAT);
- (F) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4.2 metres;
- (G) Despite regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 181.35 metres and the elevation of the highest point of the **building**;
- (H) Despite regulations 10.60.40.10(1) and 10.60.40.10(2), the permitted maximum height of a **building** or **structure** and number of stories is as shown on Diagram 3 attached to By-law 1341-2018(LPAT);
- (I) Despite regulation 10.5.40.10(3) and (4) the following may project above the permitted maximum height:
  - (i) architectural features, parapet walls, railings, cornices, sills, and ornamental features may project a maximum of 1.2 metres; and
  - (ii) elevator overruns, roof accesses, skylights, and associated mechanical elements may project a maximum of 1.2 metres;
- (J) Despite clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** shown on Diagram 3, attached to By-law 1341-2018(LPAT) as follows:
  - (i) Bay windows, juliet balconies, railings, architectural features such as cornices, frames and bands may encroach a maximum of 0.61 metres;
  - (ii) Canopies and porches may encroach a maximum of 1.5 metres; and
  - (iii) Stairs may encroach a maximum of 2.6 metres;
- (K) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 50 percent as shown on Diagram 4 attached to By-law 1341-2018(LPAT);
- (L) Despite regulation 10.60.30.10(1) the required minimum **lot area** is 1,760 square metres;
- (M) Despite regulation 10.60.40.40(1) the permitted maximum **gross floor area** is 2,715 square metres;
- (N) Despite clause 10.5.50.10, a minimum of 29.5 percent of the **lot area** must be maintained as **landscaping**, and the landscape buffer as shown on Diagram 3 to By-law 1341-2018(LPAT) shall be wholly comprised of **soft landscaping**;
- (O) In addition to the **parking space** requirements of table 200.5.10.1 and the dimensions required in regulation 200.5.1.10(2), a minimum of 2 **parking spaces** per **dwelling unit** must be provided inside the **building**, one of which must have the minimum dimensions in (i) and the other must have the minimum dimensions in (ii):
  - (i) length of 4.5 metres and width of 2.6 metres; and
  - (ii) length of 5.6 metres and width of 2.6 metres;
- (P) Despite regulations 200.5.1.10(5) and 200.5.1.10(6), required **parking spaces** noted in (O) above, may be **tandem parking spaces**;
- (Q) In addition to regulations 200.5.10.1(1) and 200.5.1.10(3), a minimum of 3 visitor **parking spaces** must be provided and one visitor **parking space** will have the following maximum dimensions:

- (i) length of 5.6 metres; and
- (ii) width of 4.2 metres;

(R) Despite regulation 200.5.1.10(13) **parking spaces** must have access to a **street** by means of a private **driveway** from Blithfield Avenue;

(S) Despite regulation 10.60.40.80(2), the required minimum separation distance between the **townhouse** blocks is 2.0 metres shown on Diagram 3 of By-law 1341-2018(LPAT); and

(T) Despite regulation 5.10.30.20(1), the **front lot line** and **rear lot line** are shown on Diagram 3 of By-law 1341-2018(LPAT).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1341-2018 ]

(172) Exception RT 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 625-2000.

(173) Exception RT 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is 6.5 metres per **dwelling unit**;
- (B) The minimum **lot area** is 335 square metres per **dwelling unit**;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 3.0 metres if it abuts St. Clair Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (F) The maximum **lot coverage** is 55%;
- (G) The maximum **building** height is the lesser of 9.0 metres and 2 **storeys**; and
- (H) The only permitted **building** type is a **townhouse**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(174) Exception RT 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) the lands shown as Blocks 8, 10, and 13 on Diagram 5 of By-law 1214-2019(LPAT) may be used, and **buildings** and **structures** may be erected and used, in compliance with (B) through (FF), provided the following are met:
  - (i) The requirements of Schedule A of By-law 1214-2019(LPAT); and
  - (ii) Prior to the lifting of the H symbol on Blocks 10 and 13, as shown on Diagram 2 of By-law 1214-2019(LPAT), the only use and construction that may occur on those Blocks must be in accordance with Section 15 of By-law 1214-2019(LPAT);
- (B) despite any provision of Regulation 10.60.20.20 to the contrary, the following uses are permitted if they comply with the specific conditions associated with the reference numbers(s) for each use in Regulation 10.60.20.100:
  - (i) **Home Occupation** (6);
  - (ii) **Private Home Daycare** (9); and
  - (iii) **Secondary Suite** (12);

- (C) despite regulation 10.60.40.40(1), the permitted maximum **gross floor area** on Blocks 8, 10 and 13 as shown on Diagram 5 of By-law 1214-2019(LPAT) is:
- (i) 15,900.0 square metres on Block 8;
  - (ii) 11,200.0 square metres on Block 10; and
  - (iii) 15,300.0 square metres on Block 13;
- (D) in addition to the areas identified in Regulation 10.5.40.40(3), the **gross floor area** of a **townhouse** is also reduced by the area in the **building** used for:
- (i) A detached private garage having a maximum area of:
    - (a) 30.0 square metres, if the garage accommodates one **parking space**; and
    - (b) 45.0 square metres, if the garage accommodates two **parking spaces**;
  - (ii) Vestibules providing rooftop access, to a maximum **gross floor area** of 12.0 square metres; and
  - (iii) Mechanical penthouses;
- (E) the permitted maximum number of **dwelling units** on Blocks 8, 10 and 13 shown on Diagram 5 of By-law 1214-2019(LPAT) is:
- (i) 80 **dwelling units** on Block 8;
  - (ii) 64 **dwelling units** on Block 10; and
  - (iii) 68 **dwelling units** on Block 13;
- (F) despite regulation 10.60.40.10 (1)(B), the permitted maximum height for a **building** or **structure** in metres is the numerical value in metres, following the HT symbol, as shown on Diagram 10 of By-law 1214-2019(LPAT);
- (G) for the purpose of calculating **established grade**:
- (i) Each **dwelling unit** in a **townhouse** will be deemed to be on its own **lot**; and
  - (ii) The minimum **front yard setback** for each **dwelling unit** is as shown on Diagram 10 of By-law 1214-2019(LPAT);
- (H) despite regulation 10.5.40.10(2), the following **structures** may exceed the permitted maximum **building** height as follows:
- (i) 0.9 metres for skylights, roof access hatch;
  - (ii) 1.5 metres for architectural features and design elements, parapets, elements of a green roof, railings and guards;
  - (iii) 1.8 metres for balcony and roof top terrace dividers, safety screens, wind screens or privacy screens;
  - (iv) 3.2 metres for roof top canopies and associated structural elements, structures on the roof used for outside or open air recreation, vestibules for rooftop access, mechanical equipment and associated enclosures, elevator overrun, stairs and stair enclosures; and
  - (v) 1.5 metres for vents, stacks, flues and chimneys;
- (I) despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** is the numerical value following the ST symbol, as shown on Diagram 10 of By-law 1214-2019(LPAT);
- (J) despite (I) above, the following are not a **storey**:
- (i) Vestibules providing rooftop access and having a **gross floor area** of not more than 12.0 square metres;
  - (ii) Mechanical penthouses;
  - (iii) Stair enclosures; and
  - (iv) Elevator overruns;
- (K) the finished floor elevation of the front door sill for **dwelling units** on a Block shown on Diagram 10 of By-law 1214-2019(LPAT) must not be more than:
- (i) 1.2 metres above **established grade** for 80 percent of the **dwelling units** on a Block; and
  - (ii) 1.5 metres above **established grade** for all other **dwelling units** on the same Block;
- (L) despite regulation 10.5.40.70(1), and Clauses 10.5.60.20 and 10.60.40.70, the required minimum setbacks for **buildings** and detached private garages is shown on Diagram 10 of By-law 1214-2019(LPAT). A **building setback** is not required from a corner rounding at the intersection of two **streets**;
- (M) despite regulation 5.10.40.70(1) and Clause 10.5.40.60, the following may encroach into a required **building setback**:

- (i) 0.9 metres for architectural features such as cornices, eaves, piers, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows;
  - (ii) 2.4 metres for retaining walls and stairs;
  - (iii) 2.0 metres for stoops, decks, porches, canopies and associated **structures**, awnings and associated **structures**, utility meters and associated enclosures; and
  - (iv) 0.9 metres for air conditioners and generators;
- (N) despite regulation 10.60.40.80(1), if a **townhouse** has **main walls** where a line projecting outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required above-ground separation distance between those **main walls**, excluding architectural recesses in a **main wall** having a depth of 1.0 metres or less and **main walls** around inset balconies and entrances, is:
- (i) 5.5 metres if there are no windows and/or doors in one or more of those **main walls**; and
  - (ii) 11.0 metres if each **main wall** has windows and/or doors opening into a **dwelling unit**;
- (O) despite regulation 10.60.40.80(2), if two or more **townhouse buildings** are on the same Block, the required minimum above-ground separation distance between the **main walls** of the respective **townhouse buildings** is:
- (i) 2.0 metres between side **main walls**;
  - (ii) 15.0 metres between rear **main walls** if there is a window and/or door into a **dwelling unit**, excluding openings into a garage; and
  - (iii) Light fixtures, eaves, roof overhangs, rainwater leaders, gutters, scuppers and **structures** on the roof of a **building** used for outside or open air recreation, may encroach into a required separation distance;
- (P) despite Chapter 200, parking must be provided in accordance with Section 12 of By-law 1214-2019(LPAT);
- (Q) despite regulation 10.5.80.10(1), a **parking space** must be on the same Block as the **dwelling unit** for which the **parking space** is required;
- (R) despite regulation 10.5.80.10(3) a **parking space** may not be between the front or side **main walls** of a **building** with a **dwelling unit** and a **street**;
- (S) **parking spaces** must be provided in accordance with Section 12 of By-law 1214-2019(LPAT), except that visitor **parking spaces** are not required;
- (T) despite regulation 10.5.80.40(3)(C) access to **parking spaces** may be from any **street**, however, an individual private **driveway** leading to the front of a **dwelling unit** in a **townhouse** is not permitted;
- (U) despite regulation 10.5.100.1(6), a Block shown on Diagram 5 of By-law 1214-2019(LPAT) may have a **driveway** with two points of **vehicle** access to the same **street**;
- (V) despite regulations 10.5.50.10(1), (2), (3) **landscaping** for **townhouses** must be provided as follows:
- (i) 100 percent of the area between the front **main wall** of a **dwelling unit** in a **townhouse** and the **street** must be used for no other purpose than **landscaping**, of which 75 percent must be **soft landscaping**;
  - (ii) A minimum of 60 percent of the area between the side **main wall** of a **dwelling unit** and the **street** must be used for no other purpose than **landscaping**, of which a minimum of 75 percent must be for **soft landscaping**;
  - (iii) Where a detached private garage is provided for a **dwelling unit**, a minimum of 25 percent of the area between the rear **main wall** of the **dwelling unit** and the detached private garage must be **soft landscaping**; and
  - (iv) For the purpose of (iii) above, each **dwelling unit** shall be deemed to be located on a **lot**;
- (W) despite regulation 10.5.50.10(6), the calculation of **landscaping** or **soft landscaping** excludes the area covered by any permitted encroachment listed in Regulation (M) above;
- (X) regulation 10.5.60.1(4) does not apply;
- (Y) despite regulation 10.60.30.10(1) the required minimum **lot area** is 67.0 square metres;
- (Z) despite regulation 10.60.30.20(1), the minimum **lot frontage** is 4.2 metres;
- (AA) despite regulation 10.60.40.1(3) the minimum width of a **dwelling unit** in a **townhouse** is 4.2 metres;
- (BB) Clauses 10.5.60.50 and 10.5.60.70 do not apply to a detached private garage;
- (CC) each **dwelling unit** in a **townhouse** must front on a **street**;
- (DD) despite any severance or division of the lands subject to this Exception, the regulations of this Exception shall continue to apply to the whole of the lands as if no severance or division had occurred;
- (EE) despite regulation 5.10.30.1(1), no **building** or **structure** may be erected or used on the lands unless:

- (i) The lands abut an existing **street**, or are connected to an existing **street** by a **street** or **streets** constructed to a minimum base curb and base asphalt or concrete; and
- (ii) All Municipal water mains and Municipal sewers, and their appurtenances, are installed to a **lot** line of the property and are operational; and

(FF) for the purpose of regulation 5.10.30.1(2) a **street** may include a **street** or **streets** that have been dedicated to the Municipality but may not be assumed.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1214-2019(LPAT) ]

(175) Exception RT 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27427; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(176) Exception RT 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(13) of the City of North York zoning by-law 7625.

(177) Exception RT 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(14) of the City of North York zoning by-law 7625.

(178) Exception RT 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 4.3 metres;
- (D) A minimum of 2 **parking spaces** must be provided for each **dwelling unit**;
- (E) The required **parking spaces** for each **dwelling unit** must be located:
  - (i) in the **residential building**; and
  - (ii) on the **driveway** in tandem with the **parking space** in the **residential building**;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (G) The maximum **building** height is the lesser of 12.5 metres and 3 **storeys**;
- (H) The maximum **lot coverage** is 55%;
- (I) If the **lot** has a **townhouse building** the minimum **building setback** from a **side lot line** is 1.5 metres;
- (J) If the **lot** has a **detached house** the minimum **building setback** from a **side lot line** is 1.2 metres on one side and 0.6 metres on the other side; and

(K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 40 of former City of Scarborough by-law 10827.

(179) Exception RT 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 2.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (D) The minimum **building setback** from a shared (common element) **driveway** is 2.0 metres;
- (E) A minimum of 2 **parking spaces** must be provided for each **dwelling unit**;
- (F) The required **parking spaces** for each **dwelling unit** must be located:
  - (i) in the **residential building**; and
  - (ii) on the **driveway** in tandem with the **parking space** in the **residential building**;
- (G) Access to a required **parking space** must be from a shared (common element) **driveway**;
- (H) The maximum **building** height is the lesser of 12.5 metres and 3 **storeys**;
- (I) The maximum **lot coverage** is 75%; and
- (J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 40 of former City of Scarborough by-law 10827.

(180) Exception RT 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **building** height is 10.0 metres;
- (D) The required **parking space** must be located in a **building**;
- (E) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 28 of former City of Scarborough by-law 10827.

(181) Exception RT 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The maximum **building** height is the lesser of 12.5 metres and 3 **storeys**;
- (D) The required **parking space** must be located in a **building**;
- (E) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 28 of former City of Scarborough by-law 10827.

(183) Exception RT 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** for lands labelled as Part 1 on Diagram 2 of By-law 420-2020(LPAT) is 45 percent;
- (B) The **lot line** abutting **Street 1** for lands labelled as Part 1 on Diagram 2 of By-law 420-2020(LPAT) is the **front lot line**;
- (C) For this exception, **established grade** is the Canadian Geodetic Datum elevation of 157.05 metres;
- (D) The lands labelled as Part 1 and shown outlined in a heavy black line on Diagram 2 of By-law 420-2020(LPAT) are one (1) **lot** for the purpose of this exception;
- (E) Regulation 10.5.40.50(2) does not apply;
- (F) Despite regulation 10.5.40.60(1), a platform without **main walls**, located at or above the first **storey** of a **building** may encroach into required **building setbacks**, if it is no closer to a **lot line** than:
  - (i) 2.90 metres to the **front lot line**;
  - (ii) 5.00 metres to the **rear lot line** (Westerly Property Line);
  - (iii) 8.00 metres to a **side lot line** abutting a **street**; and
  - (iv) 2.18 metres to all other **side lot line** (Northerly Property Line);
- (G) Despite regulation 10.5.40.60(3) no **building setback** applies to exterior stairs in a **front yard** or **side yard** abutting a **street**;
- (H) Despite regulation 10.5.40.60(5), pilasters, decorative columns, cornices, sills, belt courses, eaves or other similar architectural feature may encroach into a required **building setback**, if they are no closer to a **lot line** than:
  - (i) 2.50 metres to a **front lot line**; and
  - (ii) 7.50 metres to a **side lot line** abutting Muir Avenue;
- (I) Despite regulation 10.5.50.10(1)(C),(D), (2) and (3) a minimum 1,220 square metres must be **landscaping**;
- (J) Despite clause 10.5.100.1, the maximum width of a **driveway** that leads directly to a **dwelling unit** is 3.2 metres;
- (K) Despite regulation 10.60.40.10(1), the maximum permitted **building** height is 12.2 metres;
- (L) The permitted maximum number of **storeys** is 3;
- (M) Despite clause 10.60.40.70, a **building** may not be closer to a **lot line** than the distances shown on Diagram 3 of By-law 420-2020(LPAT);
- (N) Despite clause 10.60.40.80, the **main wall** of a **building** may not be closer to the **main wall** of another **building** than the distance shown on Diagram 3 of By-law 420-2020(LPAT);
- (O) Despite regulation 200.5.1.10(2)(A)(iv) the minimum **parking space** width must be increased by 0.225 metres for each side of the **parking space** that is obstructed according to regulation 200.5.1.10(2)(D);
- (P) The garage door for a **townhouse dwelling unit** that is accessed directly from a public **street** shall be set back a minimum of 5.6 metres from the **lot line** abutting said public **street** right-of-way;
- (Q) Despite any future severance, partition or division of the lands shown as Part 1 on Diagram 1, the provisions of this By-law apply to the whole of the lands, as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

(184) Exception RT 184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31826.

(185) Exception RT 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** for lands labelled as Part 2 on Diagram 2 of By-law 420-2020(LPAT) is 45 percent;



- (B) The **lot line** abutting Islington Avenue, but not including a sight triangle, is the **front lot line**;
- (C) The **lot line** abutting "Street 1" for lands labelled as Part 2 on Diagram 2 of By-law 420-2020(LPAT) is the **rear lot line**;
- (D) For the purpose of this exception, **established grade** is the Canadian Geodetic Datum elevation of 157.05 metres;
- (E) The lands labelled as Part 2 and shown outlined in a heavy black line on Diagram 2 of By-law 420-2020(LPAT), are one (1) **lot** for the purpose of this exception;
- (F) Regulation 10.5.40.50(2) does not apply;
- (G) Despite regulation 10.5.40.60(1), a platform without **main walls**, located at or above the first **storey** of a **building** may project 1.50 metres beyond the **main wall**;
- (H) Despite regulation 10.5.40.60(1), a platform without **main walls** may encroach into a minimum required **building setback** a maximum of 0.15 metres from a corner rounding;
- (I) Despite regulation 10.5.40.60(3), no **building setback** applies to exterior stairs in a **front yard** or **side yard** abutting a **street**;
- (J) Despite regulation 10.5.40.60(5), pilasters, decorative columns, cornices, sills, belt courses, eaves, masonry screening walls or other similar architectural features may project from the **main wall** of the **building** into a required **building setback** a maximum of:
  - (i) 3.20 metres to a **front lot line** abutting Islington Avenue;
  - (ii) 3.20 metres to a **side lot line** abutting Muir Avenue;
  - (iii) 2.20 metres to a **lot line** abutting Street 1; and
  - (iv) 0.50 metres to an interior **side lot line**
- (K) Despite regulation 10.5.50.10(1)(C), (D), (2) and (3) a minimum of 1,535 square metres must be **landscaping**;
- (L) Despite regulation 10.5.80.1(2) (A) and (B):
  - (i) An **ancillary** outdoor area used for the parking of three or more **vehicles** must be located at least 1.2 metres from a **residential building**; and
  - (ii) The **ancillary** outdoor area used for the parking of three or more **vehicles** is not required to be fenced;
- (M) Despite clause 10.5.100.1, the maximum width of an individual private **driveway** that leads directly to a **dwelling unit** is 3.2 metres;
- (N) Despite regulation 10.60.40.1(3), the minimum width of a **townhouse dwelling unit** is 4.6 metres;
- (O) Despite regulation 10.60.40.10(1), the maximum permitted **building** height is 14.3 metres;
- (P) The permitted maximum number of **storeys** is 3;
- (Q) Despite clause 10.60.40.70, the **main wall** of a **building** may not be closer to a **lot line** than the distances shown on Diagram 3 of By-law 420-2020(LPAT);
- (R) Despite clause 10.60.40.80, the **main wall** of a **building** may not be closer to the **main wall** of another **building** than the distance shown on Diagram 3 of By-law 420-2020(LPAT);
- (S) Despite regulation 200.5.1.10(2)(A)(iv) the minimum **parking space** width must be increased by 0.225 metres for each side of the **parking space** that is obstructed according to regulation 200.5.1.10(2)(D);
- (T) A **driveway** that provides **vehicle** access to an individual **townhouse** unit must have a minimum length of 5.6 metres in front of a garage door except where an individual **townhouse** unit abuts a visitor **parking space**;
- (U) Despite any future severance, partition or division of the lands shown as Part 2 on Diagram 2 of By-law 420-2020(LPAT), the provisions of this By-law apply to the whole of the lands, as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

(186) Exception RT 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For the purpose of calculating setbacks and establishing internal **lot** orientation, the **front lot line** is the shortest **lot line** which divides the **lot** from a **street**;
- (B) For the purposes of calculating height and **lot frontage**, the minimum **front yard setback** shall be the required setback to the **main wall** containing the entrance to the required **parking space**;
- (C) An in-ground swimming pool, **ancillary building** or **structure** partially or fully below ground is not permitted;

- (D) Despite regulations 10.5.40.70(1) and 10.60.40.70(1), the required minimum **front yard setback** is 3.0 metres, and for the **main wall** containing the entrance to a required **parking space** is 6.0 metres;
- (E) A required **parking space** must be located in an attached **parking garage**;
- (F) Despite regulations 10.60.40.10, the permitted maximum height is 3 **storeys** and 9.0 metres;
- (G) Despite regulation 10.60.40.80, the required minimum above-ground separation distance for between **main walls** does not apply;
- (H) Despite regulation 10.60.30.10, the required minimum **lot area** for each **lot** containing a **townhouse dwelling unit** is 150 square metres;
- (I) On Area A as identified on Diagram 6 of By-law 756-2021(OLT), the following applies:
  - (i) Despite regulation 10.60.30.40(1)(A) the permitted maximum **lot coverage** is 56 percent;
- (J) On Area B as identified on Diagram 6 of By-law 756-2021(OLT), the following applies:
  - (i) Despite regulations 10.60.30.40(1) and 10.5.60.70 (1) the permitted maximum **lot coverage** is 50 percent;
  - (ii) Despite regulation 10.60.40.70 (2) the required minimum **rear yard setback** is 6.0 metres; and
  - (iii) Despite regulation 10.5.80.40(3)(B) **vehicle** access to a **parking space** on a **lot** is required to be from the **street** on which the **lot** fronts;
- (K) Despite regulation 10.5.50.10(1) (B) and (D) a minimum of 30 percent of the **front yard** must be **landscaping**, and a minimum of 75 percent of the **front yard** must be **soft landscaping**;
- (L) Despite regulation 10.60.40.70(3) the required minimum **side yard setback** is 1.2 metres for a **townhouse**; and
- (M) Despite regulation 10.60.40.1(3) the required minimum width of a **dwelling unit** in a **townhouse** building type is 5.8 metres.

Prevailing By-laws and Prevailing Sections: [ By-law: 756-2021(OLT) ]

(187) Exception RT 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(8) of the City of North York zoning by-law 7625.

(188) Exception RT 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 113-141 Montezuma Trail, identified as on Diagram 1 of By-law 913-2022, if the requirements of Section 5 and Schedule A of By-law 913-2022 are complied with, a **building or structure** may be constructed, used, or enlarged in compliance with (B) to (T) below;
- (B) For the purposes of this exception, the **lot** is as shown on Diagram 1, attached to By-law 913-2022;
- (C) Despite regulations 10.5.40.10(1) the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 187.8 metres (North Block – Block A) and 188.2 metres Canadian Geodetic Datum (South block – Block B) and the highest point of the **building or structure**;
- (D) In addition to the permitted uses listed in Regulation 10.60.20.10(1), the following additional uses are permitted:
  - (i) **personal service shop**;
  - (ii) **office**;
  - (iii) **medical office**;
  - (iv) **financial institution**;
  - (v) **pet services**;
  - (vi) **retail service**;
  - (vii) **retail store**; and
  - (viii) **take out eating establishment**;

- (E) Non-residential uses listed in subsection (D) above are permitted in the shaded area on the ground floor as shown on Diagram 3;
- (F) Despite regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 10,000 square metres of which:
- (i) 9,600 square metres is residential; and
  - (ii) 400 square metres is non-residential;
- (G) Despite regulation 10.60.40.10 (1), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres as shown on Diagram 3 attached to By-law 913-2022;
- (H) Despite (G) above and regulations 10.5.40.10(3) and (4), the following **building** elements may project above the permitted maximum height:
- (i) stairs and stair enclosures, enclosures or vestibules providing rooftop access, rooftop mechanical equipment, trellises, terraces, guard rails, pergolas, eaves, parapets, columns and beams, screens, roof drainage, skylights, vents, antennae, and a mechanical/electrical room may exceed the permitted maximum height up to a maximum of 1.5 metres;
- (I) Despite Clauses 10.5.40.60 and 10.60.40.70, the required minimum **building setbacks** and distance between **main walls** for all **buildings** and **structures** are as shown on Diagram 3, attached to this By-law;
- (J) Despite Clause 10.5.40.60 and (I) above, the following **building elements** are permitted to encroach into the required minimum **building setbacks**:
- (i) Deck, porch, terrace, canopies, balcony, decorative or screen wall, exterior steps or ramps, bay window, box window or other projecting window, roof overhang, eave, or roof of dormer window, pilaster, projecting columns, railings, privacy screens, columns and beams to a maximum of 2.0 metres;
- (K) Despite regulation 10.5.80.1 (2), the **ancillary** outdoor area used for parking **vehicles** may be located 0.0 metres away from the **residential building** and fence, 0.3 metres away from a **lot line** that abuts a **street** and 3.8 metres from the south **lot line**,
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** is:
- (i) 1.0 residential occupant **parking space** for each **dwelling unit**;
  - (ii) 0.1 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) 0.1 **parking spaces** per every 100 square metres of non-residential **gross floor area**;
- (M) Despite Clause 10.5.40.40, the **gross floor area** of a **residential building** may be reduced by the area in the **building** used for:
- (i) enclosed/covered parking **structure**, loading and bicycle parking located above-ground;
  - (ii) elevator and garbage shafts;
  - (iii) garbage and recycle rooms, storage rooms, enclosed driveways and **drive aisles**;
  - (iv) mechanical & electrical rooms; and
  - (v) exit stairwells in the **building**;
- (N) Despite regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** is 4.0 metres on the second, third and fourth **storey** and the required minimum width does not apply on the first **storey**;
- (O) Despite regulation 10.60.40.80(1)(B), the required minimum above-ground separation distance between **main walls** facing each other is 10.0 metres, and 11.0 metres between window openings to a **dwelling unit** on the third and fourth **storeys**;
- (P) Despite Regulations 10.60.30.10(1), the required minimum **lot area** does not apply;
- (Q) Despite Regulation 10.60.30.20(1), the required minimum **lot frontage** does not apply;
- (R) Despite Regulation 10.60.30.40(1), the required minimum **lot coverage** does not apply;
- (S) Despite regulation 10.5.50.10 (1) (3), no front or rear yard **soft landscaping** is required;
- (T) Despite Regulations 230.5.10.1(1) and (5) and Table 230.5.10.1(1) 12 **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 913-2022 ]

(189) Exception RT 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 104-110 Bartley Drive, if the requirements of Section 7 and Schedule 'A' of By-law 1518-2019 are complied with, 84 **dwelling units** may be erected or constructed in compliance with (B) to (P) below;
- (B) Despite Regulation 10.60.20, **Apartment Buildings** and **Fourplexes** are permitted on blocks N, M, and L as shown on Diagram 4 of By-law 1518-2019;
- (C) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the highest point of the **building** and the elevation of the centre line of the street or private street adjacent to the **building** at the mid-point of the **front lot line**;
- (D) Despite Regulations 10.5.40.10 (2) and (3), penthouses, parapets, roof access structures, green roof elements, architectural features, and equipment used for the functional operation of the **building** may exceed the permitted maximum height a maximum by 1.5 metres;
- (E) Despite Regulation 10.60.40.10(1) the permitted maximum height is as shown on Diagram 4 of By-law 1518-2019;
- (F) Despite Clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 1518-2019;
- (G) Despite Clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** as shown on Diagram 4 of By-law 1518-2019 as follows:
  - (i) Awnings, balconies, front porches and steps, canopies, privacy screens, guards and railings maximum of 1.5 metres;
  - (ii) cornices, eaves, gutters and fire shutters maximum of 0.75 metres; and
  - (iii) wall mounted equipment including utility equipment, air conditioners and lighting fixtures, landscape features, stair enclosures, bay windows, sills, keystones, boxed-out architectural elements including windows, and window surrounds maximum of 0.6 metres;
- (H) Clause 10.60.40.80, with respect to required minimum separation distance does not apply;
- (I) Despite Regulation 10.60.40.1 (c), the minimum required width of a **dwelling unit** in a **townhouse** is 4.2 metres;
- (J) Despite Regulation 10.60.40.40 (1), the permitted maximum **gross floor area** is 13,900 square metres;
- (K) Clause 10.5.40.50, with respect to decks, platforms and amenities does not apply;
- (L) Despite Regulation 200.5.10.1(1), **parking spaces** on the **lot** must be provided and maintained in accordance with the following:
  - (i) A minimum of 1 **parking space** for each **dwelling unit** in an **apartment building**; and
  - (ii) a minimum of 4 **parking spaces** for visitors;
- (M) Despite regulation 10.5.80.40(3), vehicle access to a **parking space** may be from a private road or private lane;
- (N) Clause 10.5.50.10, with respect to **landscaping** does not apply;
- (O) Clause 220.5.10.1, with respect to **loading space** requirements, does not apply;
- (P) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception continue to apply to the whole site as if no severance or division had occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1518-2019 ]

(190) Exception RT 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.60.30.10 (1), the required minimum **lot area** is 3,379 square metres;
- (B) Despite regulation 10.60.30.20(1)(D) the required minimum **lot frontage** is:
  - (i) 71.0 metres; and
  - (ii) 6.0 metres for each **townhouse dwelling unit**;
- (C) Despite regulation 10.60.40.40 (1) the permitted maximum floor space index is 0.81;
- (D) Despite clauses 10.60.40.70 and 10.60.40.80 , the required minimum **building setbacks** and **building** separations between **townhouse** blocks are shown on Diagram 3 of By-law 979-2020(LPAT);
- (E) Despite regulation 10.5.60.20(6)(B), the required minimum **buildings setbacks** for **ancillary buildings** or **structures** containing a **parking space** are shown on Diagram 3 of By-law 979-2020(LPAT);
- (F) The permitted maximum **building length** is as shown on Diagram 3 attached to this By-law 979-2020(LPAT);

- (G) Despite regulations 10.5.40.10 (1) and 10.5.60.40 (1) the height of a building or **ancillary building** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 173.97 metres for Block 1 and 174.40 metres for Block 2, as shown on Diagram 3 attached to this By-law 979-2020(LPAT), and the highest point of the **building**.
- (H) Despite regulations 10.60.40.10 (1) and (2) the permitted maximum height and the permitted maximum number of **storeys** are as shown on Diagram 3 attached to By-law 979-2020(LPAT);
- (I) Despite regulation 10.5.60.40(2) the permitted maximum height of **ancillary buildings** containing **parking spaces** is as shown on Diagram 3 of By-law 979-2020(LPAT);
- (J) Despite regulation 10.5.60.50(2), the permitted maximum total floor area for all **ancillary buildings** and **structures** is 410.0 square metres;
- (K) Despite regulation 10.5.60.70(1) the permitted maximum **lot coverage** for all **ancillary buildings** and **structures** is 12.1 percent;
- (L) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;
- (M) Despite regulation 200.5.10.1(1) a minimum of two **parking spaces** are required for each **dwelling unit**;
- (N) Despite regulation 200.5.1.10(2)(A) the required minimum width of a **parking space** is 2.6 metres;
- (O) Despite regulation 200.5.10.1(1) a minimum of 4 visitor **parking spaces** are required;
- (P) Despite regulation 200.15.10(1) no accessible **parking space** is required to be provided;
- (Q) Despite clause 10.5.50.10, a minimum of 1,440 square metres of **landscaping** must be provided, of which 1,050 square metres must be **soft landscaping**. Landscape buffers must be provided as shown on Diagram 3 attached to this By-law 979-2020(LPAT);
- (R) The permitted maximum number of **dwelling units** is 10.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 979-2020(LPAT) ]

(192) Exception RT 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27876.

(193) Exception RT 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 26483, 27416, and 27456.

(194) Exception RT 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31563.

(195) Exception RT 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25741.

(196) Exception RT 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27217.

(197) Exception RT 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 317-2007.

(198) Exception RT 198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **rear lot line** is 7.0 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (G) The required **parking space** must be located in a **building**; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(199) Exception RT 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **corner lot** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.4 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(200) Exception RT 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metre if **front lot line** abuts Middlefield Rd. or McNicoll Ave.;

- (ii) for the odd numbered **lots** municipally known as 55 to 95 Treetops Ct. the minimum **building setback** from the **front lot line** is 4.5 metres, but the portion of the **main wall** with an entrance to a **parking space** must be set back a minimum of 6.0 metres; and
- (iii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(201) Exception RT 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 4.5 metres in all other cases;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(202) Exception RT 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **side lot line** abuts Middlefield Rd. or McNicoll Ave.; and
  - (ii) 3.0 metres in all other cases;
- (E) The maximum **lot coverage** is 50%;
- (F) The required **parking space** must be located in the **residential building**; and
- (G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(203) Exception RT 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(204) Exception RT 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres where the **front lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Brimley Rd. or Midland Ave.; and
  - (ii) 4.5 metres in all other cases;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(205) Exception RT 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 904-2003.

(206) Exception RT 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(15) of the City of North York zoning by-law 7625.

(207) Exception RT 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) A maximum of seven **townhouse dwelling units** are permitted with a minimum **dwelling unit** width of 6.1 metres.
- (B) For the purposes of this exception, **established grade** is the Canadian geodetic elevation of 160.50 metres;
- (C) Despite clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and **building** separations are as shown on Diagram 3 of By-law 1799-2019;
- (D) Despite regulation 10.20.40.70(2), the required minimum **rear yard setback** is 9.5 metres;
- (E) Despite clause 10.60.40.10, the permitted maximum height of a **building** and the number of **storeys** are as shown on Diagram 3 attached to By-law 1799-2019;
- (F) Despite regulation 10.60.40.40(1), the maximum floor space index is 0.56 times the area of the **lot**;
- (G) Despite regulation 10.60.30.10(1), the required minimum **lot area** is 3,500 square metres;
- (H) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 61.5 metres for the entire **lot** fronting Bayview Avenue;
- (I) Despite regulation 10.5.40.60 (1) (A), a platform may encroach into the required **front yard setback** to a maximum of 2.5 metres;
- (J) Despite regulation 10.5.40.60 (1) (C), a platform may encroach into the required **rear yard setback** to a maximum of 2.2 metres;
- (K) Despite regulation 200.5.10.1(1), a minimum of two **parking spaces** must be provided for each **dwelling unit** within an integral garage and one visitor **parking space** must be provided for the **lot**;
- (L) Despite regulation 200.5.1(3), the minimum width for a **drive aisle** providing vehicle access to a **parking space** is 5.10 metres;
- (M) Despite Regulation 200.15.10(1), an accessible **parking space** is not required;
- (N) Despite Clause 10.5.50.10, a minimum of 1,400 square metres of **landscaping** must be provided, and 50 percent of the 1,400 square metres of **landscaping** must be **soft landscaping**. The total amount of **soft landscaping** must include a **soft landscape** buffer with a minimum width of 3 metres, as shown on Diagram 3 attached to By-law 1799-2019; and
- (O) Notwithstanding any future severance, partition or division of the lands shown on Diagram 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1799-2019 ]

(208) Exception RT 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For the purposes of this exception, the **lot line** abutting Birmingham Street is the **front lot line**;
- (B) Despite regulation 10.60.40.40(1), the permitted maximum total **gross floor area** of all **buildings** and **structures** is 23,000 square metres;
- (C) Despite regulation 10.60.40.40(1), the permitted maximum **gross floor area** for residential uses is 22,000 square metres;
- (D) The required minimum **gross floor area** for non-residential uses is 557 square metres and must be located within Block 'A' on Diagram 4 attached to By-law 1801-2019;
- (E) Despite regulation 10.60.20.40(1), an **apartment building** is a permitted **residential building** type;
- (F) The maximum number of **apartment** and **townhouse dwelling units** is 200;
- (G) Regulation 5.10.30.1(2) does not apply;
- (H) Despite the uses listed in clause 10.60.20.20, **Home Occupation** and all uses permitted in clause 40.10.20.10 are permitted within the **residential buildings** within Area "A";
- (I) Measurements of required **building setbacks** and **landscaping** must be from either a private or public **street** line, and must not be affected by required corner roundings for a public road and horizontal curves along a private street;
- (J) Despite clauses 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and separation distances are shown in metres on Diagram 4 attached to By-law 1801-2019;
- (K) Despite (J) above, and regulations 10.5.40.60(1), and (3)(A)(i)(ii), the following are permitted to encroach into the required minimum **building setback** or **landscaping**, by a maximum of 3 metres, but at no time shall be permitted to project into City property:

- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, architectural flutes, pillars, pergolas, trellises, terraces, bay windows, window sills, planters, ventilation shafts, guardrails, balustrades, railings, porches, sunken patios, stairs, covered stairs, stair enclosures including but not limited to the stairs associated with an entrance or exit from an underground garage, landscape stairs, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and window washing equipment hydro meter, gas meter, low wall, retaining wall, paths, any architectural features, and signs;
- (L) Despite (K) above, **ancillary structures**, including entrance and exit stairs, enclosed bicycle storage, ventilation shafts and mailrooms shall be located outside of the heavy lines indicated as **buildings** on Diagram 4 attached to By-law 1801-2019;
- (M) For the area identified as Area "B", no west oriented balconies and terraces are permitted on the west facing elevation of a **buildings** or **structures** located along the western **lot line**, and all balconies and terraces above the first floor must be a minimum of 11.0m from the western **lot line**;
- (N) For the purposes of this exception, front **main wall** is the **main wall** where the main entrance of the **dwelling unit** is located;
- (O) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 89.00 metres for Block "A" and 89.96 metres for all other areas on Diagram 4 attached to By-law 1801-2019;
- (P) Despite regulations 10.60.40.10(1) and (2), for any **buildings** or **structures** on the **lot**, the permitted maximum height is the height in metres specified by the number following the symbol HT and the permitted maximum number of **storeys** is the numerical value following the symbol ST on Diagram 4 of By-law 1801-2019;
- (Q) Despite (P) above, and regulation 10.5.40.10(2), (3), and (4), the following are permitted to exceed the permitted maximum **building** height, by a maximum of 3 metres:
  - (i) eaves, canopies, parapets, chimneys, vents, stacks, roof access hatches cornices, light fixtures, ornamental elements, art and landscape features, architectural flutes, pillars, pergolas, trellises, terraces, bay windows, window sills, planters, enclosed mechanical equipment and roof access, ventilation shafts, guardrails, balustrades, railings, porches, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings, window washing equipment, cornices, stairs, mechanical equipment, covered stairs, elevator overruns, awnings , balustrades, underground garage ramps, landscape and public art features, wheel chair ramps, outdoor recreation and amenity area elements, partitions dividing outdoor recreation and amenity areas, wind mitigation, noise mitigation, elevator overruns, screens, window washing equipment, lightning rods, landscape and green roof elements, planters, chimney stack, exhaust flues, garbage chute overruns, and any architectural features;
- (R) For the purposes of this exception, enclosed roof accesses and mechanical equipment are not a **storey**;
- (S) Regulations 10.5.80.1(2) and 10.5.80.10(6) do not apply.
- (T) Despite regulation 200.5.10.1(1), **parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 per **dwelling unit** for residential use;
  - (ii) 0.15 per **dwelling unit** for visitor use; and
  - (iii) 1.0 per 100 square metres of non-residential **gross floor area**.
- (U) The minimum **parking spaces** for residential visitors and non-residential visitors may be shared;
- (V) Despite clause 200.15.1, an accessible parking space must have the following minimum dimensions:
  - (i) Length of 5.6 metres;
  - (ii) Width of 3.9 metres; and
  - (iii) Vertical clearance of 2.1 metres.
- (W) Despite article 230.5.10, **bicycle parking spaces** for residential uses must be provided at a minimum rate of:
  - (i) 0.68 per **dwelling unit** for "long-term" **bicycle parking space**; and
  - (ii) 0.07 per **dwelling unit** for "short-term" **bicycle parking space**.
- (X) Despite regulation 230.5.1.10(4), a "long-term" and "short-term" **bicycle parking space** must comply with the following:
  - (i) Where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;

- (ii) Where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres; and
- (iii) Where the bicycles are to be parked in a bicycle stacker, has horizontal dimensions of at least 0.4 metres by 1.8 metres and has a vertical dimension for each bicycle parking space of at least 1.2 metres.
- (Y) Despite regulation 230.10.1.20(1), a "long term" **bicycle parking space** may be located in a storage locker;
- (Z) Despite regulation 230.5.1.10(10), a "long-term" and "short-term" **bicycle parking space** may be provided in a **stacked bicycle parking space**;
- (AA) Regulation 230.10.1.20(2) does not apply;
- (BB) Despite regulation 200.15.10(1), a minimum of four accessible **parking spaces** must be provided on the **lot**;
- (CC) Regulation 200.15.1.5(1) does not apply;
- (DD) Despite article 220.5.10, a minimum of one Type "G" **loading space** must be provided on the **lot** and must be available for the use of the residential and non-residential uses;
- (EE) Despite regulations 10.5.50.10(1)(C)(D) and 10.5.50.10(3) and 10.5.50.10(4) and (5), a minimum of 45 percent of the **lot** must be **landscaping**;
- (FF) A minimum of 1.9 square metres of outdoor **amenity space** per **dwelling unit** must be located in a location adjoining or directly accessible to the residential buildings on the lot ;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1801-2019 ]

(209) Exception RT 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions:

Site Specific Provisions:

- (A) The permitted maximum number of **dwelling units** is 10, of which a maximum of eight **dwelling units** must be in a **townhouse** and a maximum of two **dwelling units** must be in a **detached house**;
- (B) Despite regulation 10.60.40.1(3), the minimum width for each **dwelling unit** in a **townhouse** is 5.5 metres;
- (C) For purposes of this Exception, **established grade** is the Canadian Geodetic Data elevation of 176.20 metres;
- (D) Despite Clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** on the **lot** are as shown on Diagram 4 attached to By-law 212-2020;
- (E) Despite Clause 10.60.40.10, the permitted maximum height of a **building**, in metres, and the permitted maximum number of **storeys** are as shown on Diagram 4 attached to By-law 212-2020;
- (F) Despite Clause 10.6.40.40, the permitted maximum floor space index is 0.75;
- (G) Despite Clause 10.60.30.10, the required minimum **lot area** is 4,414 square metres;
- (H) Despite Clause 10.60.30.20, the required minimum **lot frontage** is 60.0 metres;
- (I) Despite regulation 10.5.40.60 (1) (A), a platform may encroach into the required **front yard setback** to a maximum of 2.5 metres;
- (J) Despite regulation 10.5.40.60 (1) (C), a platform may encroach into the required **rear yard setback** to a maximum of 2.2 metres;
- (K) Despite regulation 200.5.10.1(1), a minimum of two **parking spaces** must be provided for each **dwelling unit** and no visitor **parking spaces** are required;
- (L) Despite Clause 10.5.100.1, the permitted maximum **driveway** width is 6.5 metres;
- (M) Despite regulation 200.15.10(1), an accessible **parking space** is not required;
- (N) Despite Clause 10.5.50.10, a minimum of 1,500 square metres of **landscaping** must be provided, of which 50 percent must be **soft landscaping**; and
- (O) The total amount of **soft landscaping** required in (N) above must include a **soft landscape** buffer with a minimum width of three metres within the location shown on Diagram 4 attached to By-law 212-2020.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 212-2020 ]

(210) Exception RT 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) For all parcels, the required **parking space** must be located in a **parking garage** attached to each residential unit.
- (B) On 'Area A' as identified on Diagram 3 of By-law 190-2022, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 190-2022;
  - (ii) For the purpose of establishing internal lot/parcel orientation, the **front lot line** is the **lot line** which divides the **lot**/parcel from Kingston Road or a private road as shown on Diagram 3 of By-law 190-2022;
  - (iii) Despite regulation 10.5.40.10(1), the height of a **building** for units 1 to 8, is measured from the Canadian Geodetic Datum elevation of 118.31 metres;
  - (iv) Despite regulation 10.5.40.10(1), the height of a **building** for units 19 to 26, is measured from the Canadian Geodetic Datum elevation of 116.75 metres;
  - (v) A maximum of 16 **dwelling units** in **townhouses** are permitted;
  - (vi) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **lot** containing a **dwelling unit** in a **townhouse** is 130 square metres;
  - (vii) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **dwelling unit** in a **townhouse** on **Lots/Parcel** 1-8 is 4.8 metres;
  - (viii) Despite regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** on **Lots/Parcels** 1-8 is 4.8 metres;
  - (ix) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **dwelling unit** in a **townhouse** on **Lots/Parcels** 19-26 is 6.0 metres;
  - (x) Despite 10.60.30.40(1) the permitted maximum **lot coverage** for each **lot** is 60 percent;
  - (xi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is 12.35 metres;
  - (xii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is 3;
  - (xiii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** is 40 percent of **the front yard** for **Lots/Parcels** 19-26;
  - (xiv) Despite regulation 10.5.40.60(1)(D) in the **rear yard** of **lot**/parcel 26, a platform with a floor higher than the first **storey** of the **building** above **established grade** may encroach into the required **rear yard setback** 1.5 metres, if it is no closer to a **side lot line** than the required **side yard setback** plus 1.8 metres as shown on Diagram 4;
  - (xv) Despite regulation 10.5.80.40(3), **vehicle** access to a **parking space** on a **lot**/parcel must be from a private lane for **lots**/parcels 1-8;
  - (xvi) For the purposes of establishing the **first floor** for regulation (xii) above, the **first floor** is the first **storey** above **established grade**; and
  - (xvii) Regulation 10.60.40.80 (1) shall not apply.
- (C) On 'Area C' as identified on Diagram 3 of By-law 190-2022, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 6 of By-law 190-2022;
  - (ii) A maximum of 8 **detached houses** are permitted;
  - (iii) Despite regulation 10.60.30.10, the required minimum **lot area** for each **lot**/parcel is as follows:
    - (a) **Lot/Parcel** 37: 240 square metres;
    - (b) **Lots/Parcels** 44, 39, 38: 300 square metres;
    - (c) **Lots/Parcels** 40, 43: 350 square metres; and
    - (d) **Lots/Parcels** 41, 42: 400 square metres;
  - (iv) Despite regulation 10.60.30.20(B), the required minimum **lot frontage** is 9.0 metres;
  - (v) Despite regulation 10.60.30.20(B) and (F)(iv) above, the required minimum **lot frontage** is 10.0 metres for **lot**/parcel 37;
  - (vi) Despite clause 10.60.30.40, the permitted maximum **lot coverage** for each **lot** is 46 percent;
  - (vii) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is 11.0 metres;
  - (viii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is 2;

- (ix) For the purposes of establishing the **first floor** for regulation (viii) above, the **first floor** is the first **storey** above **established grade**; and
  - (x) Despite regulation 10.5.40.10(1), the height of a **building**, is measured from the Canadian Geodetic Datum elevation of 117.00 metres;
- (D) On 'Area B' as identified on Diagram 3 of By-law 190-2022, the following applies:
- (i) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 190-2022;
  - (ii) For the purpose of establishing internal **lot**/parcel orientation, the **front lot line** is the shortest **lot line** which divides the **lot** from Franklin Avenue;
  - (iii) A maximum of 10 **semi-detached houses** and 20 **dwelling units** are permitted;
  - (iv) Despite regulation 10.60.30.10(1)(B) the required minimum **lot area** for each **lot** containing a **dwelling unit** in a **semi-detached house** 150 square metres;
  - (v) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** for each **lot**/parcel is as follows:
    - (a) **Lots**/Parcels 9-17: 6 metres;
    - (b) **Lot**/Parcel 18: 4.5 metres;
    - (c) **Lots**/Parcels 27-32: 6 metres; and
    - (d) **Lots**/Parcels 33-36: 7 metres;
  - (vi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** on **Lots**/Parcels 9-17, 18, and 21-32 is 12.35 metres;
  - (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** on **Lots**/Parcels 9-17, 18, and 21-32 is 3;
  - (viii) Despite regulation 10.60.40.10(1)(B) and (G)(vi) above, the permitted maximum height of a **building** or **structure** for **lots**/parcels 33-36 is 11.0 metres;
  - (ix) Despite regulation 10.60.40.10(2) and G(vii) above, the permitted maximum number of **storeys** of a **building** or **structure** for **lots**/parcels 33-36 is 2 storeys;
  - (x) Despite regulation 10.5.50.10(1)(B), a minimum of 40 percent of the **front yard** must be **landscaping**;
  - (xi) Despite regulation 10.5.80.40(3), **vehicle** access to a **parking space** on a **lot**/parcel must be from a private lane for **lots**/parcels 9-18 and **lots**/parcels 27-32;
  - (xii) Despite regulation 10.60.30.40(1), the permitted maximum **lot coverage** for each **lot**/parcel is 50 percent;
  - (xiii) The permitted maximum area of a platform, such as a deck, with access from the second **storey** is 8.0 square metres;
  - (xiv) A permitted platform in a **rear yard** must not project beyond the rear **main wall** of the **first floor** for **lots**/parcels 9-18 and **lots**/parcels 27-32, as shown on Diagram 5;
  - (xv) Despite regulation 10.5.40.60 (6) (A) a window projection may occupy 70 percent of the front wall for **lots**/parcels 27-32;
  - (xvi) Despite regulation 10.5.40.60(6)(A) a window projection may occupy 84 percent of the front wall for **lots**/parcels 12 and 15;
  - (xvii) Despite 10.5.50.10(3) for each **lot**/parcel containing a **dwelling unit** in a **semi-detached house** a minimum of 20 percent of the **rear yard** must have **soft landscaping**;
  - (xviii) Despite regulation 10.5.40.10 (1), the height of a **building** for units 9 to 18 and 27 to 32, is measured from the Canadian Geodetic Datum elevation of 117.54;
  - (xix) Despite regulation 10.5.40.10(1), the height of a **building** for units 33 to 36. , is measured from the Canadian Geodetic Datum elevation of 116.86 metres; and
  - (xx) For the purposes of establishing the **first floor**, the **first floor** is the first **storey** above **established grade**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 190-2022 ]

(211) Exception RT 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 468-2005 (OMB).

(212) Exception RT 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 831-837A Millwood Rd., Section 6.5.2, of the former Town of Leaside zoning by-law 1916.

(213) Exception RT 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections

(A) On 825-829A Millwood Rd., Section 6.5.3, of the former Town of Leaside zoning by-law 1916.

(214) Exception RT 214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 6.5.4, of the former Town of Leaside zoning by-law 1916.

(215) Exception RT 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 15 Overlea Blvd., Section 6.6.4.2, of the former Town of Leaside zoning by-law 1916.

(216) Exception RT 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 619-2009 (OMB).

(217) Exception RT 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 237, 239 and 241 McRae Dr. and 207 and 209 Randolph Rd., Section 6.6.4.3, of the former Town of Leaside zoning by-law 1916.

(218) Exception RT 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 930-952 Millwood Rd., Section 6.11.2, of the former Town of Leaside zoning by-law 1916.

(219) Exception RT 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 172-1998.

(220) Exception RT 220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.5.4.7, of the former Borough of East York by-law 6752.

(221) Exception RT 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2716 St. Clair Ave. E., Section 7.5.4.16, of the former Borough of East York zoning by-law 6752.

(222) Exception RT 222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2813 St. Clair Ave. E., Section 7.5.4.17, of the former Borough of East York zoning by-law 6752.

(223) Exception RT 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 80 Secord Ave., Section 7.5.4.19, of the former Borough of East York zoning by-law 6752.

(224) Exception RT 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 67-93 Douglas Cres., Section 7.5.4.22, of the former Borough of East York zoning by-law 6752.

(225) Exception RT 225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 393 Main St., Section 7.5.4.26, of the former Borough of East York zoning by-law 6752.

(226) Exception RT 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 141 Cedarvale Ave., Section 7.5.4.27, of the former Borough of East York zoning by-law 6752.

(227) Exception RT 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 158-160 Dawes Rd., Section 7.5.4.30, of the former Borough of East York zoning by-law 6752.

(228) Exception RT 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1590 O'Connor Dr., Section 7.5.4.35, of the former Borough of East York zoning by-law 6752.

(229) Exception RT 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 401 Dawes Rd., Section 7.5.4.36, of the former Borough of East York zoning by-law 6752.

(230) Exception RT 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 25630.

(231) Exception RT 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) On 157 Dawes Rd., City of Toronto by-law 306-2000. [ By-law: 607-2015 ]

(232) Exception RT 232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 758-1998.

(233) Exception RT 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 74-84 Southill Drive, Section 64.16(3) of the City of North York zoning by-law 7625.

(234) Exception RT 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(17) of the former City of North York zoning by-law 7625.

(235) Exception RT 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(10) of the former City of North York zoning by-law 7625.

(236) Exception RT 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 187, 189, 190, 191, 193, 194 and 195 Rexleigh Dr., Sections 12.1.9 and 12.2, of the former Borough of East York zoning by-law 6752.

(237) Exception RT 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 7.5 metres if the **lot line** abuts Finch Ave.;

(ii) 36.0 metres, measured from the centreline of the original road allowance, where the **lot line** abuts Sheppard Ave.;

(iii) if it abuts Kennedy Rd. the greater of:

(a) 7.5 metres from the **lot line**; or

- (b) 36.0 metres, measured from the centreline of the original road allowance of Kennedy Rd.; and
- (iv) 6.0 metres in all other cases;

- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The maximum **lot coverage** is 50%.
- (D) The required **parking space** must be located in the **residential building**; and
- (E) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(238) Exception RT 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The minimum **building setback** from a **side lot line** is 1.2 metres; and
- (E) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(239) Exception RT 239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (B) The maximum **lot coverage** is 50%; and
- (C) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(240) Exception RT 240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 6.6.4.4, of the former Town of Leaside zoning by-law 1916.

(241) Exception RT 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1073 Broadview Ave., Section 7.5.4.41, of the former Borough of East York zoning by-law 6752.

(242) Exception RT 242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 450 and 454 Dawes Rd., Section 7.5.4.42, of the former Borough of East York zoning by-law 6752.

(243) Exception RT 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 900 Coxwell Ave., Section 7.5.4.40, of the former Borough of East York zoning by-law 6752.

(244) Exception RT 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.5.4.31, of the former Borough of East York zoning by-law 6752.

(245) Exception RT 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 925-2006.

(246) Exception RT 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 253-2008.

(247) Exception RT 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 118-2004.

(248) Exception RT 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 128-2001.

(249) Exception RT 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28516.

(250) Exception RT 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30767.

(251) Exception RT 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23585.

(253) Exception RT 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1575 Weston Rd. Section 16(365) of the former City of York zoning by-law 1-83.

(254) Exception RT 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 50 Church St., Section 16(346) of the former City of York zoning by-law 1-83.

(255) Exception RT 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26822.

(256) Exception RT 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 24471.

(257) Exception RT 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23482.

(258) Exception RT 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23393.

(259) Exception RT 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.16(27) of the former City of North York By-law 7625.  
[ By-law: 1675-2013 ]

(260) Exception RT 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23467.

(261) Exception RT 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27425.

(262) Exception RT 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Midland Ave. or Brimley Rd. is 26 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) A garage may be located no closer than 0.3 metres to a **side lot line**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**;
- (H) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(I) These lands must comply with exception 900.5.10(352). [ By-law: 1268-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(263) Exception RT 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Ave., Brimley Rd. or Midland Ave.;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.8 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The minimum number of **storeys** is 2; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(264) Exception RT 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Ave., Brimley Rd. or Midland Ave.;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Blvd., Cleadon Rd. or South Shields Ave.; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 1.8 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The minimum number of **storeys** is 2;
- (F) The maximum height of a **building** or **structure** is 8.5 metres; and
- (G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(265) Exception RT 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;

- (E) The maximum **lot coverage** is 50; and
- (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(266) Exception RT 266**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) The maximum height of a **building** is the lesser of two **storeys** and 8.5 metres;
- (E) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(267) Exception RT 267**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (B) The maximum **lot coverage** is 50%;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(268) Exception RT 268**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts Midland Ave. or Brimley Rd. is 26 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The required **parking space** must be located in the **residential building**;
- (D) A minimum of 2 **parking spaces** for each **dwelling unit** must be provided, with
  - (i) one **parking space** located in a **building**; and
  - (ii) the second **parking space** may be located on a **driveway** leading to the **parking space** in the **building**;
- (E) These lands must comply with exception 900.5.10(352);
- (F) In the area covered by this exception the maximum number of **dwelling units** must not be more than 1 for each 260 square metres;
- (G) For the purpose of this By-law the **lot line** abutting Montezuma Trail is the **front lot line**; and
- (H) The maximum height of the **first floor** is 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(269) Exception RT 269**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts McCowan Rd., Brimley Rd. or Brimwood Blvd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) The minimum number of **storeys** is 2;
- (G) The maximum height of a **building** or **structure** is 8.5 metres;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(270) Exception RT 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts White Heather Boulevard or Richmond Park Boulevard; and
  - (ii) 6.0 metres from any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The minimum number of **storeys** is 2;
- (H) The maximum height of a **building** or **structure** is 8.5 metres;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(271) Exception RT 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) If a **main wall** has a **vehicle** entrance to a **parking space**, that **main wall** must be set back from a **lot line** that abuts a **street** a minimum of 6.0 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The minimum number of **storeys** is 2;
- (H) The maximum height of a **building** or **structure** is 8.5 metres;
- (I) The required **parking space** must be located in the **residential building**;



(J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(272) Exception RT 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The minimum number of **storeys** is 2;
- (F) The maximum height of a **building or structure** is 8.5 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(273) Exception RT 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in the **residential building**;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(274) Exception RT 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Ave., McCowan Rd. or Sandhurst Circle; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The minimum number of **storeys** is 2;
- (H) The maximum height of a **building or structure** is 8.5 metres;

- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(275) Exception RT 275**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.;
  - (ii) 36.0 metres, where the **lot line** abuts Finch Ave., measured from the original centreline of the **street**;
  - (iii) 25.0 metres, where the **lot line** abuts Brimley Rd., measured from the original centreline of the **street**;  
and
  - (iv) 6.0 metres where the **lot line** abuts any other **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The required **parking space** must be located in the **residential building**;
- (F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (G) The maximum **lot coverage** is 50%; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(276) Exception RT 276**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) The minimum number of **storeys** is 2;
- (G) The maximum height of a **building** or **structure** is 8.5 metres;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(277) Exception RT 277**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of one **dwelling unit** per **lot** on a registered plan;

- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The portion of **main wall** with the entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** abutting a **street**;
- (F) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) The maximum height of a **building** or **structure** is the lesser of two **storeys** and 8.5 metres;
- (I) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (J) The required **parking space** must be located in the **residential building**; and
- (K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(278) Exception RT 278

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Placentia Blvd. or Middlefield Rd.; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres, where the **lot line** abuts Finch Ave., McCowan Rd. or Sandhurst Circle; and
  - (ii) 6.0 metres where the **lot line** abuts any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (H) The maximum **lot coverage** is 50%;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(279) Exception RT 279

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres where the **lot line** abuts Finch Ave., Brimley Rd. or Midland Ave.;
  - (ii) 6.0 metres where the **lot line** abuts Alexmuir Blvd., Cleaton Rd. or South Shields Ave.; and
  - (iii) 3.6 metres where the **lot line** abuts any other **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) A garage must be set back from a **side lot line** that does not abut a **street** a minimum of 0.3 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) A **building** must have a minimum of two **storeys**; and
- (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(280) Exception RT 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 26504.

(281) Exception RT 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only permitted **building** types are **townhouses**, **semi-detached houses** and **ancillary buildings**;
- (B) The minimum **lot frontage** for a **townhouse** is 4.8 metres;
- (C) The minimum **lot frontage** for a **semi-detached house** on a **lot** abutting a public **lane** is 4.8 and 5.7 metres if the **lot** does not abut a public **lane**;
- (D) The maximum number of **dwelling units** in **townhouses** is 12 and the maximum number of **semi-detached houses** is 2;
- (E) The maximum height of a **townhouse** is 9.5 metres;
- (F) The maximum floor space index for the lands is 1.16;
- (G) The maximum floor space index of the interior **townhouses** is 1.24 and for the corner **townhouses** is 0.93, the calculation of which includes the public **lane**;
- (H) The maximum floor space index for **semi-detached houses** on **lots** abutting a public **lane** is 1.27 and on **lots** that do not abut a public **lane** is 1.07;
- (I) The minimum **front yard setback** for **townhouses** is 1.5 metres and the maximum **front yard setback** is 2.2 metres;
- (J) The minimum **rear yard setback** for a **townhouse** is 6.8 metres;
- (K) The minimum **side yard setback** for a corner **townhouse** is 1.6 metres;
- (L) The minimum **side yard setback** for a **semi-detached house** that abuts a public **lane** is 0.3 metres;
- (M) The **townhouses** must front on St John's Rd.;
- (N) The **semi-detached houses** must front on Willard Ave. or Priscilla Avenue;
- (O) The minimum area of the **front yard** of a **townhouse** to be maintained as **soft landscaping** is 30%;
- (P) The minimum area of the **front yard** of a **semi-detached house** to be maintained as **soft landscaping** is 20%;
- (Q) An **ancillary building** may not be located in any yard of a **townhouse**;
- (R) Two **parking spaces** must be provided and maintained for each **townhouse** and the **parking spaces** must be located in the **rear yards** of each of the **townhouses**;
- (S) Access to the **parking spaces** for the **townhouses** must be from the public **lane** at the **rear** of the **lots**; and
- (T) The minimum separation distance between the **rear yard** fences of the **townhouses** and the public **lane** is 5.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 348-2021 ]

(282) Exception RT 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(217) of the former City of York zoning by-law 1-83.

(283) Exception RT 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) A garage must be at least 0.3 metres from a **side lot line**;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(284) Exception RT 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (D) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (E) The maximum height is the lesser of 2 **storeys** and 9.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) A garage must be at least 0.3 metres from a **side lot line**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(285) Exception RT 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LaPeer Blvd.; and
  - (ii) 6.0 metres from any other **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) A garage must be at least 0.3 metres from a **side lot line**;
- (F) The maximum **lot coverage** is 50%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(286) Exception RT 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Rd., L'Amoreaux Drive; and
  - (ii) 6.0 metres from any other **street**;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 1.5 metres for a **townhouse building**; and
  - (ii) 1.0 metres on one side only for any other **building**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) The maximum height is the lesser of 2 **storeys** and 9.0 metres; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(287) Exception RT 287**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Birchmount Rd., Brookmill Blvd. or LaPeer Blvd.; and
  - (ii) 6.0 metres from any other **street**;
- (B) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **rear lot line** is 6.0 metres;
- (F) The maximum height is the lesser of 2 **storeys** and 9.0 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) A garage must be at least 0.3 metres from a **side lot line**;
- (I) The required **parking space** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(288) Exception RT 288**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The maximum height is the lesser of 2 **storeys** and 9.0 metres;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in the **residential building**; and
- (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(289) Exception RT 289**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts Dancy Ave. or Kennedy Rd. is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (G) The maximum **lot coverage** is 50%;
- (H) A garage must be at least 0.3 metres from a **side lot line**;
- (I) The required **parking space** must be located in the **residential building**;
- (J) Underground parking **structures** may be located in a required yard abutting Kingston Rd. if they are set back from a **lot line** that abuts the **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (K) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(290) Exception RT 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) A maximum of two **dwelling units** for each **lot** on a registered plan;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Ave. or Birchmount Rd.;
  - (ii) 7.5 metres if the **lot line** abuts Silver Springs Blvd., Dancy Ave., Kennedy Rd. or Wayside Ave.; and
  - (iii) 6.0 metres from any other **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The maximum **lot coverage** is 50%;
- (G) A garage must be at least 0.3 metres from a **side lot line**;
- (H) The required **parking space** must be located in the **residential building**;
- (I) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and
- (J) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(291) Exception RT 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For a **corner lot** the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) A garage must be at least 0.3 metres from a **side lot line**;
- (D) The maximum **lot coverage** is 50%;
- (E) The required **parking space** must be located in the **residential building**;

(F) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:

- (i) 3.0 metres; and
- (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**; and

(G) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(292) Exception RT 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Corinthian Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (D) The minimum **building setback** from a **side lot line** 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) The maximum **lot coverage** is 40%;
- (G) Underground parking **structures** may be located in a required yard if they are set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor of the parking **structure** and the elevation of grade at the **front lot line**;
- (H) The required **parking space** must be located in the **residential building**; and
- (I) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(293) Exception RT 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) for **townhouse building** or **semi-detached house** is 1.0 metres; and
  - (ii) for a **detached house** is 1.0 metres on one side and 0.5 metres on the other side;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in a Open Space zone category is 3.0 metres;
- (D) Nothing may encroach into a required **side yard setback**;
- (E) The maximum **lot coverage** is 50%;
- (F) The maximum **gross floor area** is:
  - (i) 204 square metres if the **lot area** is less than 408 square metres; and
  - (ii) 279 square metres in all other cases;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(294) Exception RT 294



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) for **townhouse building** or **semi-detached house** is 1.0 metres; and
  - (ii) for a **detached house** is 1.0 metres on one side and 0.5 metres on the other side;
- (C) The maximum height is the lesser of 3 **storeys** and 10.5 metres;
- (D) Nothing may encroach into a required **side yard setback**;
- (E) The maximum **lot coverage** is 50%;
- (F) The maximum **gross floor area** is:
  - (i) 204 square metres if the **lot area** is less than 408 square metres; and
  - (ii) 279 square metres in all other cases;
- (G) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (H) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(295) Exception RT 295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) for **townhouse building** or **semi-detached house** is 1.0 metres; and
  - (ii) for a **detached house** is 1.0 metres on one side and 0.5 metres on the other side;
- (C) Nothing may encroach into a required **side yard setback**;
- (D) The maximum **lot coverage** is 50%;
- (E) The maximum **gross floor area** is:
  - (i) 204 square metres if the **lot area** is less than 408 square metres; and
  - (ii) 279 square metres in all other cases;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(296) Exception RT 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A maximum of one **dwelling unit** per **lot** as shown on the registered plan;
- (B) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (D) The maximum height is the lesser of 3 **storeys** and 10.5 metres;
- (E) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(297) Exception RT 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 0.9 metres on one side and 0.3 metres on the other side if the **building** is fully detached above grade;
  - (ii) 0.9 metres on one side only if the **building** is attached above grade;
- (C) Nothing may encroach into a required **side yard setback**;
- (D) The maximum height is the lesser of 3 **storeys** and 10.5 metres;
- (E) The maximum **lot coverage** is 50%;
- (F) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The required **parking space** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(298) Exception RT 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is:
  - (i) 0.5 metres to a garage; and
  - (ii) 3.0 metres to all other parts of a **building**;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 0.9 metres on one side and 0.3 metres on the other side if the **building** is fully detached above grade;
  - (ii) 0.9 metres on one side only if the **building** is attached above grade;
- (E) The minimum **building setback** from a **lot line** that abuts a railway right-of-way is 30.0 metres;
- (F) The maximum height is the lesser of 3 **storeys** and 10.5 metres; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) Exception RT 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) 0.9 metres on one side and 0.3 metres on the other side if the **building** is fully detached above grade; and
  - (ii) 0.9 metres on one side only if the **building** is attached above grade;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (F) The maximum height is the lesser of 3 **storeys** and 10.5 metres; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(300) Exception RT 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (C) Nothing may encroach into a required **side yard setback**;
- (D) The maximum **lot coverage** is 50%;
- (E) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (F) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(301) Exception RT 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 21769.

(303) Exception RT 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The permitted maximum number of **townhouse dwelling units** is 6;
- (B) Despite regulation 10.60.30.10(1), the required minimum **lot area** is 1,360 square metres;
- (C) Despite regulation 10.60.30.10(1), the required minimum **lot frontage** is 42 metres along Bayview Avenue;
- (D) Despite regulation 10.60.40.1(3), the minimum width for each **dwelling unit** in a **townhouse** is 5.8 metres;
- (E) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 158.46 metres and the highest point of the **building**;
- (F) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** on the **lot**, in metres, is shown following the letters "HT" on Diagram 3 attached to By-law 480-2021;
- (G) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** on the **lot** is shown following the letters "ST" on Diagram 3 attached to By-law 480-2021;
- (H) Despite regulation 10.6.40.40(1), the permitted maximum floor space index is 1.16 times the area of the **lot**;
- (I) Despite regulation 10.5.40.70(1) and Clause 10.60.40.70, the minimum required **building setbacks**, in metres, are as shown on Diagram 3 attached to By-law 480-2021;
- (J) Despite (I) above and Regulations 10.5.40.50(2), 10.5.40.50(3), 10.5.40.60(1), (2), (3), (5)(A), (7)(B), and (8), the following may encroach into the required minimum **building setbacks** as follows:
  - (i) lighting, window frames, ornamental architectural features and architectural cladding to a maximum of 0.60 metres;
  - (ii) a platform may encroach into the required **front yard setback** to a maximum of 1.7 metres;
  - (iii) stairs may encroach into the required **front yard setback** to a maximum of 2.9 metres;
  - (iv) a platform may encroach into the required north **side yard setback** to a maximum of 1.0 metres; and
  - (v) a platform at the **first floor** and associated elements, including screens and planters, attached to the east **main wall** of the **buildings** may encroach into **building setbacks**, if:
    - (a) They do not project by more than 2.0 metres;
    - (b) Any exterior flooring, associated elements to exterior flooring, and structural elements do not exceed a height of 0.30 metres above the floor level providing access to the platform; and

(c) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens or planters do not exceed a height of 1.8 metres, measured from the surface of the platform;

- (K) Despite regulation 200.5.10.1(1), a minimum of two **parking spaces** must be provided for each **dwelling unit**;
- (L) Despite regulation 200.5.10.1(1), a minimum of one visitor **parking space** is required for the **lot**;
- (M) Despite regulation 200.15.10(1), an accessible **parking space** is not required;
- (N) Despite Clause 10.5.50.10, the **lot** must have a minimum of 40 percent of the area of the **lot** for **landscaping**;
- (O) The total amount of **landscaping** required in (N) above must include a **soft landscape** buffer with a minimum width of 3.0 metres within the location shown on Diagram 3 attached to By-law 480-2021; and
- (P) No **building** or **structure** on the **lot** may penetrate a 35 degree **angular plane** projected over the **lot**, beginning along the entire required **rear yard setback**, above the Canadian Geodetic Datum elevation of 157.87 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 480-2021 ]

(304) Exception RT 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

None of the provisions of sections 10.5.30.20(2), 10.5.40.10(2)(4)(5), 10.5.40.60, 10.5.40.70(1), 10.5.50.10(1)(D), 10.5.50.10(3), 10.5.100.1(2)(B), 10.60.40.1(3), 10.60.40.70(1), 10.60.40.80(2), 200.5.1.10(3)(5), 200.5.10.1(1) and 200.15.10(1) will apply to prevent the erection or use of a **building** on the lands delineated by the heavy line on Diagram 1 of By-law 388-2020 and used for the uses permitted if the whole of the premises on those lands collectively comply with the following:

- (A) The **front lot line** is adjacent to Marlee Avenue;
- (B) The permitted maximum number of **dwelling units** is 10;
- (C) The height of any **building** or **structure** on the **lot** must not exceed the maximum height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 388-2020, measured from a Canadian Geodetic Datum elevation of 178.58 metres;
- (D) Despite (C) above, the following **building** elements and **structures** are permitted to project above the maximum heights in metres as shown on Diagram 3 of By-law 388-2020, as follows:
- (E) The required minimum **building setbacks** for all above ground portions of any **building** or **structure** are as shown in metres on Diagram 3 of By-law 388-2020;
- (F) Despite (E) above, the following **building elements** and **structures** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 388-2020 to a maximum of 1.2 metres:
- (G) A 0.0 metre setback to corner roundings and road widenings for projections identified in clause (D) and (F) is permitted;
- (H) Despite regulation 10.5.50.10(1)(D), a minimum of 60 percent of the required **front yard landscaping** must be **soft landscaping**;
- (I) Despite regulation 200.5.10.1(1), a minimum of 2 **parking spaces** per **dwelling unit** must be provided;
- (J) Despite regulation 200.5.10.1(5), the required **parking spaces** for each **dwelling unit** may be provided as tandem **parking spaces**; and
- (K) Despite regulation 200.5.10.1(1), no visitor **parking spaces** are required.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 388-2020 ]

(305) Exception RT 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 470-2001.

(306) Exception RT 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 21 Clearcrest Avenue, a **building, structure**, addition or enlargement may be constructed in compliance with regulations (B) to (N) below;
- (B) Despite clause 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 5 of By-law 516-2021;
- (C) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue as shown on Diagram 5 of By-law 516-2021;
- (D) Despite regulation 10.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 154.59 metres and the elevation of the highest point of the **building and structure**;
- (E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 1.7 metres into the required **building setbacks**;
- (F) Despite regulations 10.5.40.60(1) rear terraces may encroach up to 6.0 metres into the required **building setbacks**;
- (G) Despite regulation 10.5.50.10.(1)(D), a minimum of 50 percent of the **front yard** must be **soft landscaping**;
- (H) Despite regulations 10.5.50.10(2) and 10.5.50.10(3):
  - (i) a minimum of 35 percent of the **rear and side yard** area is required for **landscaping**; and
  - (ii) a minimum of 70 percent of the **rear and side yard landscaping** required above, must be **soft landscaping**;
- (I) Despite clause 10.60.30.20, the required minimum **lot frontage** is 38 metres and the required minimum **lot frontage** for each **dwelling unit** is 4.8 metres;
- (J) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4.8 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (K) Despite regulation 10.60.40.10(2), the maximum number of **storeys** is three and any level below the Canadian Geodetic Datum of 156.28 is not considered a **storey**;
- (L) Despite clause 10.60.40.40, the permitted maximum **gross floor area** is 1,260 square metres;
- (M) Despite clause 10.60.30.10(1)(C), the required minimum **lot area** is 442 square metres; and
- (N) Despite regulations 200.5.1.10(2)(A)(B)(C) and (D), the required minimum length and width of a **parking space** is:
  - (i) length of 5.6 metres;
  - (ii) width of 3.2 metres; and
  - (iii) regulations 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(B)(iv) and 200.5.1.10(2)(C)(iv), with regards to the provision of additional width for an obstructed **parking space**, does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 516-2021 ]

(307) Exception RT 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing By-law Sections:

Site Specific Provisions:

- (A) On 250 Danforth Road, as shown on Diagram 1 of By-law 154-2023, if the requirements of Section 12 and Schedule A of By-law 154-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Sections (B) to (K) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** is measured from average grade to the top of the highest point of the **building**;
- (C) Despite Regulation 10.60.40.10(1)(B) and 10.60.40.10(2)(B), the permitted maximum height of a **building or structure** is the number following the HT symbol in metres and the permitted maximum number of **storeys** is the number following the ST symbol as shown on Diagram 3 of by-law 154-2023; and
  - (i) for the purpose of this exception, a mezzanine, mechanical penthouse or enclosed roof access does not constitute a **storey**;

- (D) Despite Regulations 10.5.40.10(2) and (3) and (B) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
- (i) Lighting fixtures, cabanas, planters, balustrades, bollards, trellises, parapets, privacy screens, safety railings, guardrails, chimneys, vents, stacks and exhaust stacks, and ornamental or architectural features to a maximum of 2.5 metres; and
  - (ii) Mechanical penthouses and equipment such as heating and cooling stacks, air units, and an emergency generator may extend to a maximum of 4.0 metres.
- (E) Despite regulation 10.60.40.40(1)(B), the permitted maximum **gross floor area** is 3,900 square metres;
- (F) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **townhouse dwelling unit** is 6.0 metres;
- (G) Despite regulation 10.60.30.10(1)(C), the required minimum **lot area** is 4,115 square metres;
- (H) Despite regulation 10.60.30.10(2), the required minimum **lot area** for each **townhouse dwelling unit** is 130 square metres;
- (I) Despite clauses 10.60.40.70 and 10.60.40.80 and regulation 10.5.40.70(1), the required minimum **building setbacks** and separation distances are shown in metres on Diagram 3 attached to By-law 154-2023;
- (J) Despite Clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** and separation distances shown on Diagram 3 of By-law 154-2023, as follows:
- (i) decks and unenclosed porches/patios to a maximum of 3.0 metres;
  - (ii) balconies and privacy screens may encroach to a maximum of 1.7 metres;
  - (iii) exterior steps or ramps or intake shafts and exhausts to a maximum of 3.0 metres;
  - (v) cantilevered bay window, box window or other projecting window to a maximum of 0.3 metres; and
  - (vi) roof overhang, canopies, eaves, porticoes, eaves or roofs of dormer window to a maximum of 2.0 metres.
- (K) Clause 10.5.50.10 with respect to **landscaping** and **soft landscaping** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 154-2023 ]

(308) Exception RT 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 880-2003.

(309) Exception RT 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2326 Dufferin St. and 2 Hunter Ave., Section 16(1) of the former City of York zoning by-law 1-83.

(310) Exception RT 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 862-2007.

(311) Exception RT 311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 578-2000.

(312) Exception RT 312

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3528.

(313) Exception RT 313

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1978-183.

(314) Exception RT 314

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **building** height is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The maximum **lot coverage** is 33%; and

(D) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(315) Exception RT 315

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Orton Rd. is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** is:

(i) 12.0 metres if the **side lot line**, abuts a **lot** in an RD, RS or RT Zone; and

(ii) 7.5 metres in all other cases;

(C) The minimum **building setback** from a **rear lot line** is:

(i) 12.0 metres if the **rear lot line**, abuts a **lot** in an RD, RS or RT Zone; and

(ii) 10.5 metres in all other cases;

(D) The maximum **lot coverage** is 30%;

(E) The maximum height of a **building** is 9.5 metres;

(F) **Parking spaces** must be provided at a minimum rate of:

(i) 1.0 for each **dwelling unit** and used for resident use; plus

(ii) 0.125 for each **dwelling unit** and used only for visitor parking; and

(G) A minimum of 75% of the **parking spaces** to be for resident use must be located at grade or above.

Prevailing By-laws and Prevailing Sections: (None Apply)

(316) Exception RT 316

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to half the total height of the two **buildings**;
- (E) The maximum **lot coverage** is 40%;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (G) A minimum of 50% of the **parking spaces** on the **lot** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(317) Exception RT 317

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 19.0 metres, measured from the original centre line of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to half the total height of the two **buildings**;
- (E) The maximum **lot coverage** is 40%;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (G) A minimum of 50% of the **parking spaces** on the **lot** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(318) Exception RT 318

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (E) The minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to half the total height of the two **buildings**;
- (F) The maximum **lot coverage** is 40%;
- (G) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (H) A minimum of 50% of the **parking spaces** on the **lot** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(319) Exception RT 319



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 12 metres if the **lot line** abuts Neilson Rd.; and
  - (ii) 7.5 metres from all other **streets**;
- (C) The minimum **building setback** is:
  - (i) 7.5 metres from a **side lot line** that does not abut a **street**;
  - (ii) 12.5 metres from a **side lot line** or **rear lot line** that abuts a **lot** in a RD, RS or RT zone; and
  - (iii) 10.5 metres in all other cases for a **side lot line** or **rear lot line**;
- (D) The minimum **building setback** from a **lot line** for a below grade parking **structures** is equivalent to the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) The maximum **lot coverage** is 60%;
- (F) **Parking spaces** must be provided at a minimum rate of
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.25 for each **dwelling unit** and used for visitor parking;
- (G) A minimum of 74% of the **parking spaces** on the **lot** must be located in a **building**; and
- (H) An **ancillary building** used for the storage of waste may be located in a **front yard** or **side yard** if:
  - (i) the **building** is fully enclosed; and
  - (ii) the **building** is set back a minimum of 1.5 metres from a **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(320) Exception RT 320

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is:
  - (i) 7.5 metres from a **side lot line**; and
  - (ii) 10.5 metres from a **rear lot line**;
- (D) The minimum **building setback** from a **lot line** for a below grade parking **structures** is equivalent to the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) The maximum **lot coverage** is 60%;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and located in the **residential building**; and
  - (ii) 0.25 for each **dwelling unit**, used for visitor parking and located in a parking area that is not on a **driveway**; and
- (G) An **ancillary building** used for the storage of waste may be located in a **front yard** or **side yard** if:

- (i) the **building** is fully enclosed; and
- (ii) the **building** is set back a minimum of 1.5 metres from a **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(321) Exception RT 321

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 40%;
- (B) The maximum **building** height is the lesser of 3 **storeys** and 10.5 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.8 for each **dwelling unit**;
- (D) A maximum of 1 **parking space** may be located in a yard that abuts a **street**;
- (E) Despite a 0.3 metres reserve, Kingston Rd. is deemed to be the public **street** frontage; and
- (F) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(322) Exception RT 322

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** on the **lot** is 138 and must not contain more than:
  - (i) 122 attached **dwelling units**;
  - (ii) 2 detached **dwelling units** fronting on Manse Rd.; and
  - (iii) 14 detached **dwelling units** adjacent to the ravine;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centre line of the road, if the **lot line** abuts Kingston Rd.; and
  - (ii) 7.5 metres for all other **streets**;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is:
  - (i) 7.5 metres from the side **main wall** of a **building**; and
  - (ii) 10.0 metres to any other **main wall**;
- (D) The maximum **lot coverage** is 40%;
- (E) **Parking spaces** for residents must be provided at a minimum rate of 1.0 for each **dwelling unit** and must be located in the **residential building**;
- (F) **Parking spaces** for visitor use only must be provided at a minimum rate of 0.2 for each **dwelling unit** and must be located on grade;
- (G) An **ancillary building** used for the storage of waste may be located in a **front yard** or **side yard** if:
  - (i) the **building** is fully enclosed; and
  - (ii) the **building** is set back a minimum of 1.5 metres from a **lot line**; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(323) Exception RT 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 2740 Lawrence Avenue East, if the requirements of Section 6 and Schedule A of By-law 315-2022 are complied with a **building, structure**, addition or enlargement is permitted in compliance with (B) to (F) below.
- (B) A required **parking space** must be located in an attached **parking garage**.

- (C) Despite clause 10.5.40.60, the following projections may encroach into a required minimum **building setback** a maximum distance as specified, provided that no such projection shall extend into a public **street**:
- (i) Deck, porch including any cold cellar below, balcony or similar **structure**: 1.6 metres; [ By-law: 592-2022 ]
  - (ii) Decorative or screen wall: 1 metre
  - (iii) Exterior steps or ramps: 3 metres
  - (iv) Bay window, box window or other projecting window: 0.6 metres
  - (v) Roof overhang, eave or roof of dormer window: 0.6 metres provided they are no closer to a **lot line** than 0.15 metres;
  - (vi) Chimney, pilaster and projecting columns: 0.6 metres.
- (D) On 'Area A' as identified on Diagram 3 of By-law 315-2022, the following applies:
- (i) A maximum of 35 **detached houses** are permitted;
  - (ii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** of the **front yard** is 45 percent;
  - (iii) Despite regulation 10.5.50.10(1)(D), a minimum of 67 percent of the **front yard landscaping** required under (ii) above must be **soft landscaping**;
  - (iv) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **lot** containing a **detached house** is 270 square metres;
  - (v) Despite regulation 10.60.30.20(1)(B), the required minimum **lot frontage** for each **lot** containing a **detached house** is 9 metres, or 8.5 metres for Lots 9, 10, 11 and 12 only as indicated on Diagram 3 of By-law 315-2022; [ By-law: 592-2022 ]
  - (vi) Despite regulation 10.60.30.40(1) the permitted maximum **lot coverage** for each **lot** is 55 percent;
  - (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** wholly above **established grade** of a **detached house** is 2; [ By-law: 592-2022 ]
  - (viii) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the following minimum **building setbacks** apply:
    - (a) **Front yard setback**: 4.5 metres, except that the garage **main wall** containing the vehicular access shall have a minimum setback of 6.0 metres from the **street** line;
    - (b) **Rear yard setback**: 7.5 metres;
    - (c) **Side yard setback**: 1.2 metres on one side and 0.6 metres on the other side.
- (E) On 'Area B' as identified on Diagram 3 of By-law 315-2022, the following applies:
- (i) A maximum of 9 **townhouse dwelling units** are permitted;
  - (ii) Where garages, accessed from the **rear lot line**, are attached to a **townhouse dwelling unit**, a minimum 14 square metres of resident outdoor **amenity space** is required on the combined roof of the attached garage and rear porch.
  - (iii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** is 100 percent of the front yard
  - (iv) Despite regulation 10.5.80.10(7), a maximum of 2 **parking spaces** may also be located outside in the **rear yard** on a **lot** with a **townhouse dwelling unit**;
  - (v) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **townhouse dwelling unit** is 180 square metres;
  - (vi) Despite regulation 10.60.40.1(3)(B), the required minimum width of a **dwelling unit** in a **townhouse** is 5.8 metres;
  - (vii) Despite regulation 10.60.40.10(1), the permitted maximum height of a **townhouse dwelling unit** is 12 metres;
  - (viii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** wholly above **established grade** of a **townhouse dwelling unit** is 3;
  - (ix) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the following minimum **building setbacks** apply:
    - (a) **Front yard setback**: 4.5 metres
    - (b) **Rear yard setback**: 9.3 metres
    - (c) **Side yard setback**: 1.5 metres for non-shared end walls.
  - (x) In accordance with regulation 5.10.30.20(1), Lawrence Avenue East is the **front lot line**. [ By-law: 592-2022 ]

(F) On 'Area C' as identified on Diagram 3 of By-law 315-2022, the following applies:

- (i) A maximum of 56 **townhouse dwelling units** are permitted;
- (ii) Despite regulation 10.5.50.10(1)(B), the required minimum **landscaping** of the **front yard** is 45 percent;
- (iii) Despite regulation 10.5.50.10(1)(D), a minimum of 55% of the **front yard landscaping** required under (ii) above must be **soft landscaping**; [ By-law: 592-2022 ]
- (iv) Despite regulation 10.60.30.10(1)(C) the required minimum **lot area** for each **townhouse dwelling unit** is 150 square metres;
- (v) Despite regulation 10.60.40.1(3)(B), the required minimum width of a **dwelling unit** in a **townhouse** is 5.8 metres;
- (vi) Despite regulation 10.60.40.10(1), the permitted maximum height of a **townhouse dwelling unit** is 12 metres; [ By-law: 592-2022 ]
- (vii) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** wholly above **established grade** of a **townhouse dwelling unit** is 3; [ By-law: 592-2022 ]
- (viii) Despite regulation 10.5.40.70(1) and clause 10.60.40.70, the following minimum **building setbacks** apply:
  - (a) **Front yard setback**: 4.5 metres, except 6 metres to the garage **main wall** containing the vehicular access; [ By-law: 592-2022 ]
  - (b) **Rear yard setback**: 7 metres
  - (c) **Side yard setback**: 1.5 metres for non-shared end walls;

(G) Despite Regulations 200.5.1.10(2)(A) and (D), the minimum indoor **parking space** width required is 3.0 metres; [ By-law: 592-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 315-2022 ]

(324) Exception RT 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) There is a maximum of one **dwelling unit** on each **lot**;
- (D) The minimum **building setback** from a **lot line** is:
  - (i) 7.5 metres if the **lot line** abuts Kennedy Rd.;
  - (ii) 6.0 metres from any other **front lot line** that abuts a **street**; and
  - (iii) 4.5 metres from a **side lot line** that abuts a **street**;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The portion of a **building** with a **parking space** must be set back from a **side lot line** a minimum of 0.3 metres;
- (G) A required **parking space** must be located in the **residential building**;
- (H) The maximum **lot coverage** is 50%;
- (I) A **residential building** is not permitted to exceed 2 **storeys**; and [ By-law: 348-2021 ]
- (J) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(325) Exception RT 325

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands subject to this By-law are outlined by heavy black lines on Diagram 1, hereto referred to as the **lot**, attached to By-law 678-2021;
- (B) On 417 and 419 Burnhamthorpe Road, if the requirements of By-law 678-2021 are complied with, none of the provisions of By-law 569-2013 apply to prevent the erection or use of a **building** or **structure** permitted in By-law 678-2021;
- (C) A maximum of 6 **dwelling units** is permitted on the **lot**;
- (D) Despite Regulation 10.60.30.20 and 10.60.40.1 (3), the minimum required width of a **dwelling unit** in a **townhouse** is 4.3 metres;
- (E) Maximum **building** length shall not exceed 28.0 metres;
- (F) Despite regulation 10.60.30.40 (1), the maximum **lot coverage** permitted on the **lot** is 45 percent;
- (G) **Established grade** is the Canadian geodetic elevation of 141.23 metres;
- (H) Despite regulations 10.60.40.10, the height of the **building** erected on the lands must not exceed the maximum height in metres as indicated by the numbers following the letters "HT" and the number of **storeys** following the letters "ST" as shown on Diagram 3 of By-law 678-2021 measured from **established grade**;
- (I) Despite (H) above and regulations 10.60.40.10, and 10.5.40.10 the following may exceed the height indicated by the numbers following the letters "HT" and is permitted to be located outside the areas delineated by heavy lines as shown on Diagram 3 or Diagram 5 of By-law 678-2021 to the extent indicated as follow:
  - (i) As shown on Diagram 3 of By-law 678-2021 architectural features, chimneys, cornices, eaves, pipes, stacks, and vents, a maximum of 1.5 metres; and
  - (ii) As shown on Diagram 5 of By-law 678-2021 guardrails, privacy screens and partitions, railings, screens, trellises, for a maximum of 2.0 metres above the deck and balconies projecting from the rear **main wall**;
- (J) Despite regulation 10.60.40.40 the maximum permitted **gross floor area** on the **lot** is 1,300 square metres;
- (K) Despite regulation 10.60.40.40 the **gross floor area** of the **building** erected on the **lot** shall exclude the underground level;
- (L) Despite regulations 5.10.40.70(4), 10.5.60.20(3)(10)(11) and 10.60.40.70(3), 10.5.40.60 (2)(3) no part of the **building** is permitted to be located outside the areas delineated by heavy lines as shown on Diagram 5 of By-law 678-2021, with the exception of the following:
  - (i) Architectural features, air conditioning units, balconies, cornices, dormers, eaves, fascia, lighting fixtures, gas metres, ornamental elements, pipes, sills, vents, and utility equipment may encroach a maximum of 1.5 metres;
  - (ii) Retaining walls, stairs, and stair enclosures may encroach a maximum of 1.4 metres from the side main wall of the building;
  - (iii) Canopies and awnings and their associated structures may encroach a maximum of 3.5 metres from the rear **main wall** of the **building**, and porches may project a maximum of 3.5 metres from the front **main wall** of the **building**;
  - (iv) Garbage enclosures are permitted to be located in the **front yard** with a maximum size of 3.3 metres width, 1.2 metres length, and 1.3 metres height; and
  - (v) Platforms or decks may extend a maximum of 11.2 metres from the rear **main wall** of the **building**;
- (M) Despite regulation 10.5.50.10 the minimum **landscaping** for the **lot** shall be 40 percent, of which a minimum of 30 percent shall be **soft landscaping**:
  - (i) **Landscaping** shall be the only provision calculated on a per unit basis following any future consent, severance, partition or division of the **lot**;
  - (ii) At the time of any future consent, severance, partition or division of the **lot**, the minimum **landscaping** per **dwelling unit**, as shown on Diagram 6 of By-law 678-2021, shall be as follows:
    - (a) Unit A – a minimum of 30 percent will be **landscaping**, with a minimum of 20 percent as **soft landscaping**; and
    - (b) Unit B, C, D, E and F – a minimum of 40 percent will be **landscaping**, with a minimum of 30 percent as **soft landscaping**; and
  - (iii) **Landscaping** calculations shall exclude the platforms and decks extending from the rear **main wall**;
- (N) Despite regulation 200.5.1.10(5), a required **parking space** for a **townhouse dwelling unit** may include a **tandem parking space**;
- (O) Despite regulation 200.5.10.1, **parking spaces** shall be provided on the **lot**, as follows:
  - (i) A minimum of 1 **parking spaces** for each **dwelling unit**;

- (ii) A total of 3 visitor **parking spaces** on the **lot**; and
- (iii) For the purposes of this exception, **parking spaces** for a **townhouse dwelling unit** can be provided in a shared or common element **parking garage**;
- (P) Regulation 200.15.10, related to accessible parking, shall not apply; and
- (Q) Despite any provisions of By-law 569-2013, as amended, and By-law 678-2021, a temporary sales office shall be permitted on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 678-2021 ]

(326) Exception RT 326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres, except that between 18.0 metres and 45.5 metres measured from the intersection of the northwest **lot line** and the **street** line of Sheppard Ave., the minimum **building setback** is 16.0 metres;
- (B) The minimum **building setback** from a **lot line** that does not abut a **street** is 0.9 metres;
- (C) The maximum **lot coverage** is 45%;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) The maximum height of a **building** is the lesser of 12.5 metres and four **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) Exception RT 327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** is a **corner lot**, the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 6.0 metres for the portion of the **main wall** that also has an entrance to a **parking space**; and
  - (ii) 4.5 metres in all other cases;
- (C) The minimum **building setback** from a side **lot** is:
  - (i) 4.5 metres if it abuts a **street**;
  - (ii) 1.2 in all other cases; and
  - (iii) detached walls of a garage must be erected not less than 0.3 m from a **side lot line** which is also a zone boundary;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 33, of former City of Scarborough by-law 14402

(328) Exception RT 328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **lot** is a **corner lot**, the minimum **lot frontage** is 10.5 metres;
- (B) The minimum **building setback** from a **front lot line** is:
  - (i) 6.0 metres for the portion of the **main wall** that also has an entrance to a **parking space**; and
  - (ii) 4.5 metres in all other cases;

(C) The minimum **building setback** from a side lot is:

- (i) 4.5 metres if it abuts a **street**; and
- (ii) 1.2 in all other cases;
- (iii) detached walls of a garage must be erected not less than 0.3 m from a **side lot line** which is also a zone boundary;

(D) The required **parking space** must be located in the **residential building**; and

(E) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None)

(329) Exception RT 329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (D) A minimum **building setback** of 1.0 metre is required from one **side lot line** only and nothing may encroach into the required **side yard**;
- (E) The maximum **lot coverage** is 50%;
- (F) The maximum number of **storeys** is 2; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(330) Exception RT 330

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (E) The maximum **lot coverage** is 50%;
- (F) The maximum number of **storeys** is 2; and
- (G) The required **parking space** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(331) Exception RT 331

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is:

- (i) 7.0 metres for each **dwelling unit** in a **townhouse building**;
- (ii) 18.0 metres for a **semi-detached house** and 9.0 metres for each **dwelling unit**; and
- (iii) 9.0 metre for a **detached house**;

(B) The minimum **lot area** is:

- (i) 200.0 square metres for each **dwelling unit** in a **townhouse building**;
  - (ii) 540.0 square metres for each **semi-detached house** and 270.0 square metres for each **dwelling unit**;
- and

- (iii) 270.0 square metres for each **detached house**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The part of a **main wall** that has an entrance to a **parking space** must be set back a minimum of 6.0 metres from the **lot line** that it faces;
- (E) The minimum **building setback** from a **side lot line** that does not abut a **street** is:
  - (i) 1.2 metres for a **townhouse building** and a **semi-detached house**; and [ By-law: 1268-2023 ]
  - (ii) 1.2 metres on one side and 0.6 metres on the other side for a **detached house**; [ By-law: 1268-2023 ]
- (F) The minimum **building setback** from a **lot line** that abuts a railway right-of-way is 30.0 metres; [ By-law: 1268-2023 ]
- (G) The maximum number of **storeys** is:
  - (i) 3 for a **townhouse**; and
  - (ii) 2 in all other cases; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(332) Exception RT 332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (B) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (C) The maximum **lot coverage** is the **lawful lot coverage** that existed on the **lot** on the date of the enactment of this By-law;
- (D) The maximum **building** height is 11.0 metres;
- (E) A minimum of one enclosed **parking space** must be provided with each **dwelling unit**, and must be set back a minimum of 6.0 metres from the **front lot line**; and
- (F) Despite the uses permitted in the zone a **detached house** is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(333) Exception RT 333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The permitted maximum number of **townhouse dwelling units** is 8;
- (B) Despite regulation 10.60.30.20(1), the minimum **lot frontage** shall be 28 metres abutting Finch Avenue East;
- (C) Despite regulation 10.60.40.1(3)(A), the minimum required width for each **dwelling unit** is 4.0 metres;
- (D) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 150.03 and the highest point of the **building**;
- (E) Despite regulation 10.60.40.10(1), the permitted maximum height of a **building** on the **lot**, in metres, is shown following the letters "HT" on Diagram 7 attached to By-law 893-2021;
- (F) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** on the **lot** is shown as the numerical value after the symbol "ST" on Diagram 7 attached to By-law 893-2021;
- (G) Despite Clauses 10.5.40.70 and 10.60.40.70, the minimum required **building setbacks**, in metres, are as shown on Diagram 7 attached to By-law 893-2021;
- (H) Despite (G) above and Clauses 10.5.40.50 and 10.5.40.60, the following elements of a **building** may encroach into the required minimum **building setbacks** as follows:
  - (i) Platforms, porches, canopies, roof projections, window projections, architectural features, exterior stairs, and associated elements may encroach into the required north **side yard setback** to a maximum of 2.0 metres;
  - (ii) Platforms, canopies, stairs, window projections, roof projections, architectural features, and associated elements may encroach into the required east **side yard setback** to a maximum of 2.35 metres;



- (iii) Waste storage enclosure, roof projections, architectural features and associated elements may encroach into the required minimum south **side yard setback** to a maximum of 1.4 metres; and
- (iv) Platforms, terraces, canopies, roof projections, window projections, architectural features and associated elements, may encroach into the required minimum west **side yard setback** to a maximum of 2.0 metres;
- (I) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of two **parking spaces** must be provided for each **dwelling unit**;
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of one visitor **parking space** is required for the **lot**;
- (K) Despite regulation 200.15.10(1), accessible **parking spaces** are not required;
- (L) Despite regulation 200.5.1.10(5), a required **parking space** may be a **tandem parking space**;
- (M) The total amount of **landscaping** required must include a **soft landscaping** buffer with a minimum width of 1.80 metres, with the location as shown on Diagram 7 attached to By-law 893-2021; and
- (N) No **building** or **structure** on the **lot** may penetrate a 35 degree **angular plane** projected over the **lot** abutting the required **rear yard setback**, above the Canadian Geodetic Datum elevation of 150.34 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 893-2021 ]

(334) Exception RT 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The portion of a **building** with the required **parking space** must be set back from a **side lot line** a minimum of 1.5 metres;
- (C) The maximum **lot coverage** is 50%; and
- (D) The underground portion of a **structure** must be set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the surface of the lowest floor and the average elevation of the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(335) Exception RT 335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (E) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.5 metres;
- (F) The maximum **lot coverage** is 50%; and
- (G) The minimum **building setback** from a **lot line** that abuts a **street** for the below grade portions of a **structure** is the greater of 3.0 metres and a distance equal to the difference in the elevation of the lowest part of the **structure** and the average elevation of the ground at the **front lot line**. [ By-law: 801-2020 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(336) Exception RT 336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands subject to this exception must collectively comply with all the following:
- (i) the maximum number of **dwelling units** is 11;
  - (ii) the minimum **building setback** from a **lot line** abutting a **street** is:
    - (a) 3.0 metres if the **lot line** abuts Lawrence Ave.; and
    - (b) 1.5 metres if the **lot line** abuts Homestead Rd.;
  - (iii) the required **parking space** must be located in the **residential building**;
  - (iv) the maximum height of a **building** is the lesser of 12.0 metres and 3 **storeys**; and
  - (v) the applicable maximum **lot coverage** regulations of this By-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(337) Exception RT 337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands subject to this exception must collectively comply with all the following:
- (i) the required **parking space** must be located in the **residential building**;
  - (ii) the maximum height of a **building** is the lesser of 11.0 metres and 3 **storeys**;
  - (iii) the minimum **building setback** from a **street** is:
    - (a) 6.0 metres for that portion of the **main wall** that has a **vehicle** entrance to a **parking space**; and
    - (b) 3.0 metres in all other cases;
  - (iv) the applicable maximum **lot coverage** regulations of this By-law do not apply; and
  - (v) the minimum **lot frontage** for a **dwelling unit** fronting on a **street** is 5.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(338) Exception RT 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 749-757 Sheppard Ave. W., Section 64.20-A(19) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(339) Exception RT 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands subject to this exception must collectively comply with all the following:
- (i) a maximum of 7 **dwelling units** are permitted;
  - (ii) the minimum width of a **dwelling unit** is 4.5 metres;
  - (iii) the south **main wall** of the **first floor** of the **building** (excluding the parking **structure** level) must not be located more than 22.5 metres from the **lot line** abutting Kingston Rd. as situated on April 9, 2008;
  - (iv) the minimum **building setback** from a **lot line** is:
    - (a) 0.3 metres from the west **lot line**;
    - (b) 0.9 metres if that **lot line** abuts Birchmount Rd.; and
    - (c) 2.8 metres and a maximum **building setback** of 3.5 metres if the **lot line** abuts Kingston Rd.;
  - (v) the south **main wall** of the second **storey** of the **building** (excluding the parking **structure** level) must be set back a minimum of 1.0 metres from the south **main wall** of the **first floor**. The south **main wall** of

the third **storey** must be set back a minimum of 1.0 metres from the south **main wall** of the second **storey**. The south **main wall** of the fourth **storey** of the **building** must be set back a minimum of 3.0 metres from the south **main wall** of the third **storey**. This provision does not apply to the end **dwelling unit** of a **building** adjacent to Birchmount Rd.;

- (vi) the maximum **building** height is the lesser of 13.7 metres and 4 **storeys**;
- (vii) despite regulations to the contrary, for these lands height is the measured as the difference in elevation between the average elevation of the **lot line** along Kingston Rd. and the elevation of the highest point of the **building**;
- (viii) each **dwelling unit** must have a private outdoor **amenity space** located on the first **storey** above the parking **structure** level;
- (ix) A balcony or deck can not project beyond the outer edge of a balcony or deck that is situated immediately below it on a lower floor;
- (x) a minimum of 11 **parking spaces** must be provided;
- (xi) despite (x) above, one **parking space** in excess of 11 may be provided having a minimum width of 2.6 metres and a minimum length of 4.9 metres;
- (xii) the **lot coverage** regulations of this By-law do not apply;
- (xiii) **dwelling units** are only permitted if there is a parking **structure** on the lands; and
- (xiv) projections such as pilasters, columns, balconies and unenclosed porches are not permitted to project into a required yard that abut a **street**. A canopy and exterior steps may encroach into the required **street yard** for Kingston Rd. to a maximum of 1.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(340) Exception RT 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres from Brimorton Dr. and Orton Park Rd., except where a 6 metre radius corner rounding applies, then the setback may be reduced and all portions of the **main wall** must be at least 0.6 metres from the **street** line arc; and
  - (ii) 2.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres;
- (C) The maximum **building** height is the lesser of 11.0 metres and 3 **storeys**;
- (D) The minimum **rear yard setback** is 6.5 metres;
- (E) All **dwelling units** must front on a public **street** connecting Brimorton Dr. and Orton Park Rd.;
- (F) The required **parking space** must be in the **residential building**;
- (G) The minimum garage space dimensions are:
  - (i) single car garage: 3.0 metres by 6.0 metres;
  - (ii) double car garage: 5.7 metres by 6.0 metres; and
  - (iii) tandem parking stalls: 3.0 metres by 11.6 metres; and
- (H) The **lot coverage** regulations of this by-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(341) Exception RT 341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres from Brimorton Dr. and Orton Park Rd., except where a 6 metre radius corner rounding applies, then the setback may be reduced and all portions of the **main wall** must be at least 0.6 metres from the **street** line arc; and

- (ii) 0.5 metres in all other cases;
- (B) The maximum **building** height is the lesser of 11.0 metres and 3 **storeys**;
- (C) All **dwelling units** must front on a public **street** connecting Brimorton Dr. and Orton Park Rd.;
- (D) The required **parking space** must be in the **residential building**;
- (E) The minimum garage space dimensions are:
  - (i) single car garage: 3.0 metres by 6.0 metres;
  - (ii) double car garage: 5.7 metres by 6.0 metres; and
  - (iii) tandem parking stalls: 3.0 metres by 11.6 metres; and
- (F) The **lot coverage** regulations of this by-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(342) Exception RT 342

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres from Brimorton Dr. and Orton Park Rd., except where a 6 metre radius corner rounding applies, then the setback may be reduced and all portions of the **main wall** must be at least 0.6 metres from the **street** line arc; and
  - (ii) 2.0 metres in all other cases;
- (B) The maximum **building** height is the lesser of 11.0 metres and 3 **storeys**;
- (C) All **dwelling units** must front on a public **street** connecting Brimorton Dr. and Orton Park Rd.;
- (D) The minimum **rear yard setback** is 6.0 metres;
- (E) The required **parking space** must be in the **residential building**;
- (F) The minimum garage space dimensions are:
  - (i) single car garage: 3.0 metres by 6.0 metres;
  - (ii) double car garage: 5.7 metres by 6.0 metres; and
  - (iii) tandem parking stalls: 3.0 metres by 11.6 metres; and
- (G) The **lot coverage** regulations of this by-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(343) Exception RT 343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 6.0 metres for the portion of the **main wall** with a **vehicle** access to a **parking space**; and
  - (ii) 5.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is 2.4 metres if the **side lot line** abuts a **street**;
- (C) The maximum **lot coverage** is 55%; and
- (D) The required **parking spaces** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(344) Exception RT 344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the a **lot line** that abuts Birchmount Rd. is 2.0 metres;
- (B) The minimum **building setback** from the easterly **lot line** is 6.0 metres;
- (C) The maximum **building** height is 12.0 metres;
- (D) The **lot coverage** regulations of this by-law do not apply;
- (E) **Parking spaces** must be provided at a minimum rate of 0.25 for each senior citizen's **dwelling unit**; and
- (F) In addition to the uses permitted by the zone, the following uses are also permitted if in association with a **dwelling unit** in the **building**, if the use is operated by one or more residents of that **dwelling unit** and it is conducted wholly within an enclosed **building**:
  - (i) offices excluding medical or dental offices; and
  - (ii) **personal service shop**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(345) Exception RT 345

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Finch Ave. and Brimley Rd.
  - (ii) 12.0 metres if the **lot line** abuts Alexmuir Blvd.; and
  - (ii) 7.5 metres in all other cases;
- (B) The minimum **building setback** from a **rear lot line** and **side lot line** that does not about a **street** is a distance equal to half the height of the **building**;
- (C) A minimum of 50% of the area of the **lot** must be used for **landscaping**;
- (D) A below grade parking **structure** must be set back from a **lot line** that abuts a **street** a distance equal to the distance between the elevation of the lowest floor and the average elevation of grade along the **lot line** that abuts the **street**;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **building** height is 9.0 metres;
- (G) The maximum number of **storeys** is 2; and
- (H) These lands must comply with exception 900.5.10(352).

Prevailing By-laws and Prevailing Sections: (None Apply)

(346) Exception RT 346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27020.

(347) Exception RT 347

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Regulation 10.60.30.20(1)(D), the minimum **lot frontage** is 26.0 metres;
- (B) Despite Regulation 10.60.40.1(3), the minimum width of a **dwelling unit** is 4.0 metres, except where the minimum width of that portion of the two (2) **dwelling units** closest to the **rear lot line** above the **first floor** above **established grade** is 2.0 metres;
- (C) Despite Regulations 10.5.40.10(1) the height of a **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 188.11 metres and the elevation of the highest point of the **building** or **structure**:

- (i) in the case of a flat roof, shall mean the vertical distance between Canadian Geodetic Datum elevation of 188.11 metres and the elevation of the highest point of the **building or structure**; and
- (ii) in the case of a gabled, hip or gambrel roof, shall mean the vertical distance between Canadian Geodetic Datum elevation of 188.11 metres and the mean height level between the eaves and the ridge;
- (D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** is shown in metres by the numbers following the symbol "HT" as shown on Diagram 3 attached to By-law 203-2022;
- (E) Despite Regulation 10.60.40.10(2), the permitted number of **storeys** for a **building** is shown by the numbers following the symbol "ST" as shown on Diagram 3 attached to By-law 203-2022;
- (F) The maximum permitted **gross floor area** is 1,280 square metres;
- (G) Despite Regulation 10.5.40.40(3), for the purposes of this exception **gross floor area** shall mean the total area of all of the floors of a **building** above or below grade, excluding area for **parking spaces** within the **building**;
- (H) Despite Clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 3 attached to By-law 203-2022;
- (I) Despite Regulations 10.5.40.50(2) and (3), and 10.5.40.60(1)(F)(ii), a platform above the first **storey** of a **building** shall be permitted to encroach into the required minimum east **side yard setback** to a maximum of 1.5 metres;
- (J) Despite Clause 10.5.50.10(3)(A), a strip of a minimum width of 1.25 metres of **soft landscaping** is required along the **rear lot line**;
- (K) Despite Regulation 10.5.100.1(3), the permitted maximum **driveway** width is 7.55 metres;
- (L) For the purposes of this exception, Regulations 200.5.1.10(3) and 200.5.1.10(5) shall not apply;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 203-2022 ]

(350) Exception RT 350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The permitted maximum number of **dwelling units** is 6;
- (B) Despite Regulation 10.60.30.10(1), the required minimum **lot area** is 1,400 square metres;
- (C) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage** is 42 percent;
- (D) is 6.3 metres **townhouse** in a **dwelling unit** Despite Regulation 10.60.40.1 (3), the required minimum width of a
- (E) Despite clause 10.60.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 452-2022
- (F) Despite (E) above and Regulations 10.5.40.50(2) and (3), 10.5.40.60(1), (2), (3), (5)(A), (7)(B) and (8), the following may encroach into the required minimum **building setbacks** as shown on Diagram 3 of By-law 452-2022 as follows:
  - (i) lighting, window frames, ornamental architectural features and architectural cladding to a maximum of 0.30 metres;
  - (ii) a platform or stairs may encroach into the required setback to a maximum of 3.0 metres; and
  - (iii) a platform at the first floor and associated elements, including screens, partitions, and planters, attached to the east **main wall** of the **building** may encroach into the east **building setback**, if the platform:
    - (a) does not exceed a maximum permitted encroachment of 1.8 metres into a required setback; and
    - (b) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens, partitions or planters do not exceed a maximum permitted height of 1.8 metres, measured from the surface of the platform;
- (G) Despite Regulation 10.5.40.50(4), a front yard platform is permitted to a height of 1.41 metres; [ By-law: 987-2023 ]
- (H) Despite Regulation 10.5.40.10(1), the height of a **building or structure** is the vertical distance between the Canadian Geodetic Datum elevation of 158.1 metres and the highest point of the **building or structure**; [ By-law: 987-2023 ]
- (I) Despite Regulations 10.60.40.10(1) and (2), the permitted maximum height of any **building or structure** is the height in metres and number of **storeys** specified by the number following the HT and ST symbols, as shown on Diagram 3 of By-law 452-2022; [ By-law: 987-2023 ]

- (J) Despite (I) above, parapets, mechanical units and associated screens, planters, architectural features, privacy screens or any roof **structure** which is used as an ornament of the **building** is permitted to project a maximum of 1.8 metres beyond the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law 452-2022; [ By-law: 987-2023 ]
- (K) Despite Regulation 800.50(255), the First Floor shall mean the floor of the building, other than an area used for a **parking space** and an area adjacent to a **parking space** within an attached garage used for waste and recyclable material storage, that is closest in elevation to the Canadian Geodetic Datum elevation of 158.1 metres; [ By-law: 987-2023 ]
- (L) Despite Regulation 10.60 40.40 (1), the permitted maximum floor space index is 1.1 times the area of the **lot**; [ By-law: 987-2023 ]
- (M) Despite regulation 5.10.30.20(1), the **front lot line** is the lot line abutting Bayview Avenue; [ By-law: 987-2023 ]
- (N) A minimum of two **parking spaces** must be provided for each **dwelling unit**; [ By-law: 987-2023 ]
- (O) A minimum of 1 visitor **parking space** is required; [ By-law: 987-2023 ]
- (P) Despite regulation 200.15.10(1), an accessible **parking space** is not required; [ By-law: 987-2023 ]
- (Q) Despite clause 10.5.50.10, a minimum of 525 square metres of **landscaping** must be provided, of which:
  - (i) a minimum 490 square metres must be **soft landscaping**; and
  - (ii) a landscape buffer must be provided as shown on Diagram 3 attached to this By-law 452-2022 [ By-law: 987-2023 ]
- (R) No **building** or **structure** on the **lot** may penetrate a 35 degree **angular plane** projected over the **lot**, beginning along the entire required **rear yard setback**, above the Canadian Geodetic Datum elevation of 158.7 metres. [ By-law: 987-2023 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 452-2022 ]

(351) Exception RT 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 100 per hectare; [ By-law: 1353-2015 ]
- (B) The maximum building height is the lesser of 4 **storeys** or 17.0 metres excluding the **basement**; [ By-law: 1268-2023 ]
- (C) A **residential building** must be set back a minimum of 30 metres from a railway property line; [ By-law: 1353-2015 ] [ By-law: 1268-2023 ]
- (D) The minimum **building setback** from a **front lot line** is the **building setback** from the **front lot line** for the **lawfully existing building** as it existed on the date of the enactment of this By-law; [ By-law: 1268-2023 ]
- (E) The minimum **building setback** from a **rear lot line** is the **building setback** from the **rear lot line** for the **lawfully existing building** as it existed on the date of the enactment of this By-law; [ By-law: 1268-2023 ]
- (F) The minimum **building setback** from a **side lot line** is the **building setback** from the **side lot line** for the **lawfully existing building** as it existed on the date of the enactment of this By-law; and [ By-law: 1268-2023 ]
- (G) The maximum **lot coverage** is the percentage of the **lot** covered by all **buildings** on the **lot** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(352) Exception RT 352

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index for a **lot** with a **dwelling unit** in a permitted **building** type is:
  - (i) the lesser of 0.6 times the **lot area** or 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) the lesser of 0.5 times the **lot area** or 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
  - (iii) 0.4 times the **lot area** if the **lot area** is more than 697 square metres. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1054-2013 ]

(353) Exception RT 353

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 30%;
- (B) An **ancillary building** used for the storage of waste may be located in a **front yard** or **side yard** if:
  - (i) the **building** is fully enclosed; and
  - (ii) the **building** is set back a minimum of 1.5 metres from a **lot line**; and
- (C) A below grade parking **structure** is permitted in any yard if it is set back from a **lot line** abutting a **street** the greater of:
  - (i) 3.0 metres; or
  - (ii) a distance equal to the distance from the below grade floor of the parking **structure** to grade.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 9 and 25, of former City of Scarborough by-law 9510.

(354) Exception RT 354

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(355) Exception RT 355

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 206 Russell Hill Road, if the requirements of By-law 1194-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) through (H) below;
- (B) Despite Regulation 10.60.40.10(1)(A), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres as shown on Diagram 3 of By-law 1194-2022(OLT);
- (C) Despite Regulations 10.5.40.10(2)(3) and (4) and (B) above, the following elements, **structures** and projections are permitted to project above the permitted maximum height as shown on Diagram 3 of By-law 1194-2022(OLT) as follows:
  - (i) Architectural features, awnings, bollards, canopies, chimneys, cornices, columns, lighting fixtures, monitor wells, ornamental elements, parapets, pipes, stacks, vents, wheelchair ramps, and window sills to a maximum of 1.2 metres; and
  - (ii) Elevator enclosures and overruns, fences, guardrails, mechanical penthouses and other equipment, planters, privacy screens, railings, retaining walls, screens, stair enclosures, trellises, wind projections, window washing equipment to a maximum of 2.0 metres;
- (D) Despite Regulation 10.60.40.40(1)(A), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lands is 1,664 square metres;
- (E) Despite Clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and minimum required above-ground separation distance between **main walls** are as shown in metres on Diagram 3 of By-law 1194-2022(OLT);
- (F) Despite Clause 10.5.40.60 and Regulation (E) above, the following **building** elements, **structures** and projections are permitted to encroach into the required minimum **building setbacks** as shown on Diagram 3 of By-law 1194-2022(OLT), as follows:



- (i) Architectural features, antennae, bay windows, belt courses, box windows, chimneys, chimney breasts, cornices, columns, dormers, eaves, lighting fixtures, ornamental elements, parapets, pipes, sills, satellite dish, vents, and utility equipment to a maximum extent of 0.75 metres;
  - (ii) Retaining walls, stairs, and stair enclosures to a maximum extent of 2.7 metres on the south **side yard** only;
  - (iii) Platforms, balconies, terraces, canopies and awnings and their associated **structures** to a maximum extent of 2.3 metres in the south **side yard** only; and
  - (iv) Platforms, balconies, terraces, canopies and awnings and their associated **structures** to a maximum extent of 1.2 metres in the north **side yard** only;
- (G) Despite Regulation 10.5.50.10(1)(D), a minimum of 70 percent of the required **front yard landscaping** must be **soft landscaping**; and
- (H) For the purpose of this exception, **established grade** is the Canadian geodetic elevation of 147.00 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1194-2022(OLT) ]

(357) Exception RT 357

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 337, 343, 347 and 349 Queens Drive, if the requirements of By-law 349-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below:
- (B) For the purpose of calculating the height of a **building** or **structure** in this exception, "established grade" is the Canadian Geodetic Datum elevation of 127.13 metres ;
- (C) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 349-2024;
- (D) Despite Regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 5 of By-law 349-2024;
- (E) Despite Regulations 10.5.40.10(2) to (3) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 349-2024:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 3.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.8 metres; and
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres;
- (F) Despite regulation 10.5.40.50(4), the level of a floor or a platform, such as a deck or balcony, located at or below the first **storey** of a **residential building** other than an **apartment building**, where the platform is attached to or within 0.3 metres of a **front wall**, the floor of the platform may be no higher than 1.3 metres above the established grade;
- (G) Despite Regulation 10.5.50.10(1), (2) and (3), a minimum of 2000 square metres must be **landscaping**, of which a minimum of 1700 square metres must be **soft landscaping**;
- (H) Despite Regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 7,200 square metres;
- (I) The permitted maximum number of **dwelling units** on the **lot** is 28;
- (J) Despite Regulations 10.60.40.70 (1), (2), and (3), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 349-2024;
- (K) Despite Regulation 10.60.40.80 (1), the required separation of **main walls** of the same **building** is 2.2 metres;
- (L) Despite Regulation 10.60.40.80 (2), the required separation of **main walls** between **residential buildings** on the same **lot** are as shown in metres on Diagram 5 of By-law 349-2024;
- (M) Despite Clause 10.5.40.60 and (J),(K), and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:

- (i) decks, porches, platforms and balconies, by a maximum of 4.0 metres;
  - (ii) canopies and awnings, by a maximum of 4.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 4.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.6 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.8 metres;
  - (vii) eaves, by a maximum of 0.9 metres;
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 4.0 metres; and
  - (ix) site servicing features (including but not limited to exhaust vents and retaining walls), landscape features, fences, screens, planters, guardrails, balustrades, and associated **structures**, cornices, light fixtures, ornamental elements, parapets, pillars, trellises, by a maximum of 4.0 metres;
- (N) Despite Regulation 10.5.80.1(2), a **lot** with a **residential building** other than a **detached house**, **semi-detached house** or a **duplex** may have an **ancillary** outdoor area used for the parking or storing of more than 3 **vehicles** if no portion of the **ancillary** outdoor area is closer to a **residential building** on the same **lot** than 0.9 metres; and
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 1 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.2 residential visitor **parking spaces** for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 349-2024 ]

(358) Exception RT 358

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 3358-3364 Bayview Avenue, a **building, structure**, addition or enlargement may be constructed or used in compliance with regulations (B) to (N) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 180.77 metres and the elevation of the highest point of the **building or structure**;
- (C) Regulation 10.5.40.50(3), regarding platforms at or above the second **storey**, does not apply;
- (D) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, porches, and canopies may encroach up to 2.5 metres into the required **front yard setbacks**;
- (E) Despite regulations 10.5.40.60(1), no projections, including patios and balconies, are permitted at the rear of the **buildings** on the fourth floor or uppermost floor;
- (F) Despite clauses 10.5.40.70 and 10.60.40.70 the required minimum **building setbacks** are as shown in metres on Diagram 5 of this By-law 1091-2022;
- (G) A minimum 3.0 metre wide strip of land used only for **soft landscaping** must be provided in the location as shown on Diagram 5 of this By-law 1091-2022;
- (H) Despite clause 10.5.50.10(1)(D), a minimum of 45 percent of the **front yard landscaping** required in 10.5.50.10(1)(A)(B) or (C), must be **soft landscaping**;
- (I) Despite clause 10.60.30.10(1)(C), the required minimum **lot area** is 2,669 square metres;
- (J) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 88.0 metres and the required minimum **lot frontage** for each **dwelling unit** is 4.5 metres;
- (K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 4.53 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (L) Despite regulation 10.60.40.10(2)(B), the permitted maximum number of **storeys** is 4;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following minimum rates:
  - (i) 1 **parking space** per **dwelling unit** for residential occupants;
  - (ii) 0.2 **parking spaces** per **dwelling unit** for residential visitors;

(N) Despite regulation 200.15.10(1), of the required **parking spaces** in (L) above, 1 accessible **parking space** must be provided on the **lot** for residential occupants and no accessible parking spaces are required to be provided for residential visitors; and

(O) Regulation 10.5.80.40(2), regarding the elevation of garage entrances, do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1091-2022 ]

(359) Exception RT 359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage** is 50 percent for a **building** with a **transportation use**;
- (B) Clause 10.60.40.70 regarding required minimum **building setbacks** does not apply to a **building** with a **transportation use**;
- (C) Regulations 10.60.30.10(1) and 10.60.30.20(1) do not apply to a **lot** containing a **transportation use**;
- (D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** with a **transportation use** is 15 metres;
- (E) Despite Regulation 10.5.40.60(2), a canopy, awning or similar **structure** may encroach into the full extent of a required minimum **building setback** that abuts a **street**;
- (F) Article 10.5.60 regarding requirements for **ancillary buildings** and **structures** does not apply;
- (G) Regulations 220.5.10.1(1) and (8), regarding **loading space** requirements, do not apply to a **building** with a **transportation use**;
- (H) Despite Clause 10.5.100.1, a **driveway** for a **transportation use** must have a minimum width of 3.5 metres; and
- (I) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 821-2022 ]

(360) Exception RT 360

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.16(76) of the former City of North York zoning by-law 7625.

(361) Exception RT 361

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 448 to 454 Markham Road, if the requirements of By-law 968-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum of 148.59 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the items listed in Regulation 10.5.40.40, the **gross floor area** of a **residential building** is also reduced by:
  - (i) Areas used to store waste; and
  - (ii) The total area used for the purpose of parking (including drive aisles, columns, bicycle parking and tractor storage), mechanical, electrical and garbage rooms, exhausts and intakes and exit stairs.
- (D) Regulation 10.5.40.50 and 10.5.40.60 with respect to decks, balconies, porches, platforms and similar **structures** does not apply;
- (E) Despite Regulation 10.5.50.10, a minimum of 39 percent of the **lot** will consist of **landscaping**;
- (F) Regulation 10.5.80.40(2) with respect to elevation of a **vehicle** entrance does not apply;

- (G) Despite Regulation 10.60.20.40(1), only **dwelling units** located in a **townhouse** are permitted on the **lot**;
- (H) Despite Regulation 10.60.30.10, the minimum required **lot area** is 7,400 square metres;
- (I) Despite Regulation 10.60.30.20, the minimum required **lot frontage** is 110 metres;
- (J) Despite Clause 10.60.30.40, the maximum permitted **lot coverage**, as a percentage of the **lot area**, is 40 percent;
- (K) Regulation 10.60.40.1(3) with respect to minimum width of a **dwelling unit** in a **townhouse** does not apply;
- (L) Despite Regulations 10.5.60.40 and 10.60.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 968-2022;
- (M) Despite Regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 968-2022. For the purposes of this provision, floor levels which include parking spaces or roof access enclosures do not constitute a **storey**;
- (N) Despite Regulation 10.60.40.10(1), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 968-2022:
  - (i) Equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3 metres;
  - (ii) **Structures** that enclose, screen or cover the equipment, structures and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 3.5 metres; and
  - (iii) Architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.5 metres.
- (O) Despite Regulation 10.60.40.40(1), the maximum permitted **gross floor area** is 9,600 square metres;
- (P) Despite Regulation 10.60.40.70(1)(2) or (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 968-2022;
- (Q) Despite Regulation 10.60.40.80(1) or (2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 968-2022;
- (R) Despite Regulation 10.5.40.60 (1) to (8) and (P) and (Q) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Architectural features, window wells, roofing, roof drainage including gutters and leaders, vents, awnings, canopies, porches, front entry stairs, pipes and utility equipment including equipment related to natural gas, hydro and water, air conditioning units, fire walls, and access stairs for a **parking garage** to a maximum of 3.5 metres;
  - (ii) A platform above the first **storey** to a maximum of 1.5 metres;
  - (iii) A deck including associated stairs to a maximum of 4.0 metres;
  - (iv) Retaining walls; and
  - (v) Bay window, box window or other window projection from a **main wall** which increases floor area or enclosed space to a maximum of 1.5 metres.
- (S) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 1 residential occupant **parking space** for each **dwelling unit**; and
  - (ii) A minimum of 0.15 residential visitor **parking space** for each **dwelling unit**.
- (T) Despite Section 800.50(435), **lot coverage** excludes projections permitted by (R) above.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 968-2022 ]

(362) Exception RT 362

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions:

Site Specific Provisions:

- (A) On lands municipally known as 57 Linelle Street, if the requirements of By-law 86-2023(OLT) are complied with **townhouses** may be constructed and used in compliance with Regulations (B) to (U) below;
- (B) The permitted maximum **gross floor area** for all uses on the **lot** is 8,330 square metres;
- (C) The permitted maximum number of **dwelling units** on the **lot** is 34;

- (D) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Elevation of 173.10 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 10.5.40.10(1) and 10.60.40.10(1), the permitted maximum height of each **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 6 of By-law 86-2023(OLT);
- (F) Despite Regulations 10.5.50.10 (1), (2), and (3), a minimum of 4,800 square metres of **landscaping** must be provided on the lands;
- (G) Despite Regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the letters "ST" on Diagram 6 of By-law 86-2023(OLT);
- (H) Rooftop structures used for the functional operation of the building including electrical, mechanical, utilities and enclosed stairwells, roof access or access to the rooftop **amenity space** shall not be considered a **storey** provided such elements and **structures** do not exceed the height shown on Diagram 6 of By-law 86-2023(OLT);
- (I) Despite Regulation 10.60.30.20(1), the minimum required **lot frontage** is 5.89 metres for each **dwelling unit** in a **townhouse** with every **dwelling unit** fronting directly on a **street** or a private **lane**;
- (J) Despite Regulation 10.60.30.40(1), the maximum permitted **lot coverage** is 30 per cent of the **lot area**;
- (K) Despite Regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** is 5.89 metres;
- (L) Despite Regulations 10.5.40.70(1), (2) and 10.60.40.70(1), (2) and (3), the required minimum **building setbacks** for a **townhouse** on the lands are the **building setbacks** shown on Diagram 6 of By-law 86-2023(OLT);
- (M) Despite Clause 10.60.40.80, the required minimum above-ground separation between the **main walls** of the **buildings** on the same **lot** is shown on Diagram 6 of By-law 86-2023(OLT);
- (N) Despite Clauses 10.5.40.60 and 10.5.60.60, the following elements of a **building** may encroach into the required minimum **building setbacks** and separation distances between the **main walls** of **buildings** as shown on Diagram 6 of By-law 86-2023(OLT):
  - (i) Pilasters and projecting columns, roof overhang, cantilevered elements, canopies, eaves, porches (covered or uncovered), exterior steps, cantilevered bay, bow, box, or dormer windows; and ground mounted equipment used for the functional operation of the **buildings** including electrical, mechanical, service and utility equipment to a maximum of 2.6 metres.
- (O) Despite (N) above, no balcony projections are permitted to encroach within a required minimum **building setback**, as shown on Diagram 6 of By-law 86-2023(OLT), for:
  - (i) the east **main wall** of Block 1, Block 2 and Block 4; and
  - (ii) the west **main wall** of Block 3 and Block 5.
- (P) A rooftop terrace for each **dwelling unit** within a **townhouse** is permitted, provided that the rooftop terrace:
  - (i) occupies an area no greater than 40 percent of the total roof surface area of the **dwelling unit**, inclusive of the area of the roof top terrace; and
  - (ii) is no greater than 4 metres in depth measured from rear **main wall** at the roof top terrace level.
- (Q) A privacy screen on a rooftop terrace, having a minimum height of 1.8 metres, must be erected for the northernmost **dwelling unit** for Block 1, Block 3, Block 4, and Block 5;
- (R) Despite Clause 10.5.100.1, a **driveway** which leads directly to an individual **townhouse dwelling unit** may have a maximum width of 6.0 metres;
- (S) Despite Regulations 200.5.10.1(1), 200.15.10(1) and Table 200.5.10.1, **parking spaces** must be provided on the lands in accordance with the following:
  - (i) A minimum of 1 residential occupant **parking space** for each **dwelling unit**; and
  - (ii) A minimum of 6 **parking spaces** for residential visitors.
- (T) Despite Regulations 200.5.1.10(2)(C) and (D), a residential visitor **parking space** that is adjacent and parallel to a **drive aisle** from which **vehicle** access is provided must have the following minimum dimensions, and may be obstructed on one side as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**:
  - (i) Length - 6.7 metres;
  - (ii) Width - 2.0 metres; and
  - (iii) Vertical clearance - 2.0 metres.
- (U) Despite Regulation 200.15.1(1) to (4), a required accessible **parking space** may be provided within an attached garage of an individual **townhouse dwelling unit** and must have the following minimum dimensions:

- (i) Length of 5.6 metres;
- (ii) Width of 3.2 metres; and
- (iii) Vertical clearance of 2.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 86-2023(OLT) ]

(363) Exception RT 363

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the portion of 2932, 2934, 2936, 2938, 2940, and 2942 Bayview Avenue subject to the zone label RT (u16) (363), **townhouses** may be constructed, used, or enlarged, provided the **buildings** or **structures** comply with subsections (B) to (M) below;
- (B) Despite Regulation 10.5.40.10 (1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 176.71 metres on Block 1, and of 177.39 metres on Block 2, and the elevation of the highest point of the **building** or **structure** on each of the respective Blocks;
- (C) Regulation 10.5.40.50 (4) shall not apply;
- (D) Despite Regulation 10.60.40.10 (1), the permitted maximum height of a **building** or **structure** is numerical value, in metres, following the letters "HT" on Diagram 3;
- (E) Despite Regulation 10.60.40.10 (2), the maximum number of **storeys** shall not apply;
- (F) Despite Regulation 10.5.50.10(1), a minimum of 60 percent of the **front yard landscaping** must be **soft landscaping**;
- (G) Despite Regulation 10.60.30.10 (1), the minimum **lot area** shall be 2,000 square metres;
- (H) Despite Regulation 10.60.30.40, the maximum **lot coverage** shall be 58 percent;
- (I) Despite Regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** at its narrowest portion shall be 3.40 metres;
- (J) Despite Clause 10.60.40.70, no portion of any **building** or **structure** may extend beyond the solid lines delineating the **building** envelope on Diagram 4 of this by-law;
- (K) Despite Regulation 10.60.40.80(2), the minimum distance between side **main walls** of two **residential buildings** shall be 2.4 metres;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, zero visitor **parking spaces** are required;
- (M) Despite Regulation 200.5.1.10(5), 2 **parking spaces**, oriented in tandem, are permitted for each **townhouse dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 106-2023(OLT) ]

(364) Exception RT 364

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum number of **dwelling units** is 14, which must be in a **townhouse**;
- (B) For the purposes of this exception, **established grade** is the Canadian geodetic elevation of 177.31 metres;
- (C) Despite clauses 10.5.40.70, 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks** and **building** separations are as shown, in metres, on Diagram 4 attached to By-law 232-2023(LPAT);
- (D) Despite clause 10.60.40.10, the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT", as shown on Diagram 4 attached to By-law 232-2023(LPAT);
- (E) Despite regulation 10.60.40.40 (1), the permitted maximum **floor space index** is 1.4 times the area of the **lot**;
- (F) Despite regulation 10.60.30.10 (1), the required minimum **lot area** is 2,435.0 square metres;
- (G) Despite regulation 10.60.30.20 (1), the required minimum **lot frontage** is 45.0 metres for the entire **lot** fronting Churchill Avenue;
- (H) Despite regulation 10.5.40.60 (1), a platform may encroach into a required **building setback** to a maximum of 3.0 metres, except for within the hatched areas identified as "Areas of Restricted Access" on Diagram 4 attached to By-law 232-2023(LPAT);

- (I) Despite regulation 10.5.40.60 (3) (A), exterior stairs providing access to a **building or structure** may encroach into a required **building setback** if the stairs are:
  - (i) No longer than 2.75 horizontal units for each 1.0 vertical unit about the ground at the point where the stairs meet the **building or structure**; and
  - (ii) No wider than 2.5 metres wide;
- (J) Despite regulation 10.5.40.60 (4), cladding materials and parapets may encroach into a required **building setback** to a maximum of 0.30 metres;
- (K) Despite regulation 10.5.40.60 (5) (A), architectural features may encroach into a required **building setback** to a maximum of 0.70 metres;
- (L) Despite regulation 10.5.40.60 (6) and (7), a parapet, bay window, box window, or other window projection from a **main wall** of a **building** which increases floor area or enclosed space and does not touch the ground, may encroach into a required **building setback** to a maximum of 0.75 metres;
- (M) Despite regulation 10.5.40.60 (8), the following equipment may encroach into a required **building setback** if the equipment is no closer to a lot line than 0.30 metres:
  - (i) Vents, pipes, utility equipment.
- (N) Despite regulation 200.5.10.1(1), a minimum of one **parking space** must be provided for each **dwelling unit**;
- (O) Despite regulation 200.5.10.1 (1), a minimum of four **parking spaces** for visitors must be provided on the **lot**;
- (P) Despite regulation 200.5.1(3), the minimum width for a **drive aisle** providing **vehicle** access to a **parking space** is 2.6 metres; and
- (Q) Despite Clause 10.5.50.10, a minimum of 1,300 square metres of **landscaping** must be provided on the **lot**, of which a minimum of 45 percent must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 232-2023(LPAT) ]

(367) Exception RT 367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 175-185 Eileen Avenue, if the requirements of By-law 986-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 122 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite regulation 10.60.40.10 (1), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 986-2023;
- (D) Despite regulations 10.5.40.10(3) to (4) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 986-2023, (without restriction on their total horizontal area or width):
  - (i) equipment used for functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, except air conditioners, by a maximum of 3.1 metres;
  - (ii) air conditioners by a maximum of 0.9 metres;
  - (iii) **structures** or parts of the **building** used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents and water supply facilities, by a maximum of 3.2 metres;
  - (iv) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 3.2 metres;
  - (v) guard rails and parapets, by a maximum of 1.2 metres; and
  - (vi) divider screens on a terrace or balcony, by a maximum of 2.2 metres;
- (E) Despite regulation 10.5.40.50(3), the level of the floor of a platform, such as a deck or balcony, located at or above the second **storey** of a **townhouse**, may be no higher than 3.1 metres above the level of the floor of the **storey** from which it gains access;
- (F) Despite regulation 10.60.40.1(3), the required minimum width of a **dwelling unit** in a **townhouse** is 4.55 metres;

- (G) Despite regulations 10.60.40.70(1)(2) and (3), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 986-2023;
- (H) Despite regulations 10.60.40.80(1) and (2), the required minimum above-ground separation of **main walls** are as shown in metres on Diagram 4 of By-law 986-2023;
- (I) Despite Regulation 10.5.40.50 (2), Clause 10.5.40.60, and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances identified as follows:
- (i) decks, porches, and balconies, by a maximum of 1.2 metres;
  - (ii) canopies and awnings by a maximum of 1.5 metres;
  - (iii) exterior stairs by a maximum of 2.1 metres;
  - (iv) window projections, including bay windows and box windows which increase floor area or enclosed space and do not touch the ground, by a maximum of 1.5 metres; and
  - (v) waste and **recyclable material** storage room, only within the rear (east) setback, by a maximum of 5.6 metres;
- (J) Despite regulation 10.5.50.10(1)(D), a minimum of 42 percent of the required **front yard landscaping** must be **soft landscaping**;
- (K) Despite regulation 10.5.50.10(3), a minimum of 36 percent of the **rear yard** must be **soft landscaping**;
- (L) Despite regulation 10.5.100.1(3)(B), each **driveway** may have a maximum total width of 6.6 metres;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 1.0 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **Townhouse**; and
  - (ii) a minimum of 0.034 residential visitor **parking spaces** for each **dwelling unit**;
- (N) Despite regulations 230.5.10.1(1) and (3) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 1.0 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 986-2023 ]

(368) Exception RT 368

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 2654, 2656, 2660, and 2668 Bayview Avenue, if the requirements of By-law 1141-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 179.92 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.60.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area** is 43 percent for **Townhouse** Block 1 and 40 percent for **Townhouse** Block 2 as shown on Diagram 2 of By-law 1141-2023;
- (D) Despite Regulation 10.60.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1141-2023;
- (E) Despite Regulation 10.60.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1141-2023;
- (F) Despite Regulation 10.60.40.10(2), the portion of the **building** identified as 4 **storeys** and having a height of 14 metres on Diagram 3 of By-law 1141-2023 may only be used to enclose a stairwell for rooftop access and for private storage;
- (G) Despite Regulations 10.5.40.10(2) to (4) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1141-2023;
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, chimneys, and vents on the west half of the roof of the third **storey**, by a maximum of 1.5 metres;



- (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 2.25 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a green roof, by a maximum of 0.25 metres;
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace on the roof of the third **storey** that are setback a minimum of 1.3 metres from any front **main wall** facing Bayview Avenue and a minimum of 0.7 metres from any side **main wall**, by a maximum of 2.5 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** on the roof of the third **storey**, by a maximum of 2.5 metres.
- (H) Despite Regulation 10.60.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on **Townhouse** Block 1 and **Townhouse** Block 2, is 2,360 square metres each, as shown on Diagram 2 of By-law 1141-2023;
- (I) Despite Regulation 10.5.40.70(1) and Clause 10.60.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1141-2023;
- (J) Despite Regulations 200.5.1(2), 200.5.10.1(1), Table 200.5.10.1, and Clause 970.10.15.5, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 1 **parking space** must be provided for each **dwelling unit**;
  - (ii) a minimum of 3 visitor **parking spaces** must be provided for the total of **Townhouse** Block 1 and **Townhouse** Block 2 as shown on Diagram 2 of By-law 1141-2023; and
  - (iii) that 1 of the 3 visitor **parking spaces** noted in (ii) above must be an accessible **parking space**.
- (K) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres.
- (L) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre-wide accessible barrier free aisle or path;
- (M) Despite Regulation 200.15.1(4) and (J)(iii) above, an accessible **parking space** must be the visitor **parking space** closest to the public road;
- (N) Despite Regulation 10.60.40.1(2), the permitted maximum number of **dwelling units** is 6 for **Townhouse** Block 1 and 6 for **Townhouse** Block 2 as shown on Diagram 2 of By-law 1141-2023;
- (O) Despite Regulation 10.60.30.10(1), the required minimum **lot area** is 1,130 square metres for **Townhouse** Block 1 and 1,250 square metres for **Townhouse** Block 2 as shown on Diagram 2 of By-law 1141-2023;
- (P) Despite Regulation 5.10.30.20(1), the **front lot line** is Bayview Avenue;
- (Q) Despite Regulation 10.60.30.20(1), the required minimum **lot frontage** for each **dwelling unit** is 5.7 metres;
- (R) Despite Regulation 10.60.30.10(2), the minimum **lot area** for each **dwelling unit** in a **townhouse** is 180 square metres;
- (S) Despite Regulation 10.60.40.1(3), the minimum width of each **dwelling unit** in a **townhouse** is 5.7 metres;
- (T) Despite Regulation 10.5.50.10(1)(D), a minimum of 65 percent of the **front yard** must be **soft landscaping**;
- (U) Despite Regulation 10.5.50.10(3), no **soft landscaping** is required in the **rear yard**;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1141-2023 ]

(369) Exception RT 369

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **residential building** on these **premises** must comply with Regulation 900.5.10(16);
- (B) Despite Regulation 10.60.30.10 (1) (C), no minimum **lot area** is required for a **transportation use**;
- (C) Despite Regulation 10.60.30.20 (1) (D), no minimum **lot frontage** is required for a **transportation use**;
- (D) Despite Regulation 10.60.30.40 (1) (A), no maximum **lot coverage** requirement applies to a **transportation use**;
- (E) Despite Regulation 10.60.40.10 (1) (B), no maximum height requirement applies to a **building** or **structure** used for a **transportation use**;

- (F) Despite Regulations 10.60.40.70 (1), (2) and (3), no minimum setbacks are required for a **transportation use**;
- (G) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (H) Despite Regulations 10.5.80.10 (9) and (10), a **parking space** located outside of a **building** may be used for a commercial **vehicle** for a **transportation use**; and
- (I) Despite Regulation 10.5.80.40 (3), **vehicle** access to a **parking space** used for a **transportation use** may be from a major **street** on the Policy Areas Overlay Map.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 375-2024 ]

(370) Exception RT 370

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum number of **dwelling units** permitted is 8;
- (B) The minimum **lot frontage** is the **lawful lot frontage** that existed on the date of the enactment of this By-law;
- (C) The minimum **lot area** is the **lawful** area of the **lot** as it existed on the date of the enactment of this By-law;
- (D) The **lot coverage** regulations of this By-law do not apply;
- (E) The maximum **building** height is 11.0 metres;
- (F) A minimum of one enclosed **parking space** must be provided with each **dwelling unit**, and must be set back a minimum of 6.0 metres from the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 350-2024 ]

(371) Exception RT 371

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 298 Newton Drive, a **building, structure**, addition or enlargement may be constructed in compliance with regulations (B) to (L) below:
- (B) Despite regulation 10.60.30.10(1)(C), the required minimum **lot area** is 760 square metres;
- (C) Despite regulation 10.60.30.20(1)(B)(iii), the required minimum **lot frontage** is 26.6 metres or 4.2 metres for each **dwelling unit** for a **lot** with a **townhouse** with every **dwelling unit** fronting directly on a **street**;
- (D) Despite regulation 10.60.40.70(1), Clause 10.60.40.70 and regulation 10.60.40.80(1), the required minimum **building setbacks** and **main wall** separations are shown on Diagram 3 of By-law 501-2024;
- (E) For the purpose of this exception, **established grade** means the Canadian geodetic elevation of 156.95 metres;
- (F) For the purpose of this exception, **first floor** means the floor of the **building**, other than an area used for a **parking space** and an area adjacent to a **parking space** within an attached garage used for waste and recyclable material storage, that is closest to **established grade**;
- (G) Despite regulation 5.10.30.20.(1), for the purpose of this exception, the **front lot line** is the **lot line** abutting Bayview Avenue;
- (H) Despite regulation 970.10.15.5(5) and Table 970.10.15.1, a minimum of one **parking space** must be provided for each **dwelling unit** for residential occupants;
- (I) Despite regulation 970.10.15.5(5) and Table 970.10.15.1, no residential visitor **parking spaces** are required;
- (J) Despite regulation 970.10.15.5(11), accessible **parking spaces** are not required;
- (K) Despite Clause 10.5.50.10, a minimum of 190 square metres of **landscaping** must be provided on the **lot**, of which 150 square metres of the required **landscaping** must be comprised of **soft landscaping**;
- (L) **Soft landscaping** buffers, which can be included as part of the required **soft landscaping** in (K) above, must be provided as shown on Diagram 3 attached to By-law 501-2024.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 501-2024 ]

(372) Exception RT 372

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 172-202 Drewry Avenue, if the requirements of By-law 672-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) below;
- (B) Despite regulation 10.60.40.10(1) and (2), the permitted maximum height for the **building** and number of **storeys** is the numerical value following the letters HT and ST on Diagram 4;
- (C) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** for each **dwelling unit** is 5.4 metres;
- (D) The permitted maximum number of **townhouse dwelling units** is 45;
- (E) Despite regulations 10.5.40.10(2) to (4), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 672-2024:
  - (i) architectural features and parapets by a maximum of 1.5 metres;
- (F) Despite clause 10.5.50.10, **landscaping** must be provided as follows:
  - (i) **Front yard landscaping** must be at the following minimum rates:
    - (a) a minimum of 30 percent of the **front yard** must be **landscaping**;
    - (b) a minimum of 65 percent of the **front yard landscaping** required above must be **soft landscaping**; and
    - (c) if a **lot** does not have a permitted **driveway** in the **front yard**, a minimum of 75 percent of the **front yard** must be **soft landscaping**;
  - (ii) **Rear yard landscaping** must be provided at the following minimum rates:
    - (a) for **lots** with a **rear yard** exceeding 6 metres in depth, 50 percent of the **rear yard** must be **soft landscaping**; and
    - (b) for a **townhouse dwelling unit** accessed by a **driveway** across a **rear lot line**, no **rear yard landscaping** is required;
- (G) Despite regulation 10.5.40.70(1) and clause 10.60.40.70 and 10.60.40.80, the required minimum **building setbacks**, **main wall** separation distances and separation distances between **buildings** are as shown in metres on Diagram 4 of By-law 672-2024;
- (H) Despite Clause 10.5.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies may encroach into the **rear yard** by a maximum of 2.5 metres;
- (I) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of two **parking spaces** must be provided for each **dwelling unit**; and
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of four visitor **parking spaces** is required for the **lot**;
- (K) Despite regulation 200.5.1.10(2)(A)(ii) and 200.5.1.10(5), the minimum required width of a **parking space** is 3.0 metres and may be provided as a **tandem parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 672-2024 ]

(376) Exception RT 376

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 86 York Road and 2498, 2500, 2502, 2504, 2506, 2508, 2510, and 2512 Bayview Avenue, City of Toronto By-law 142-2013(OMB). [ By-law: 616-2025 ]

(377) Exception RT 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2 and 4 Baytree Crescent, 2636A, 2636B, 2638A and 2638B Bayview Avenue, City of Toronto by-law 762-2015. [ By-law: 616-2025 ]

(378) Exception RT 378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2102-2166 Bayview Avenue and 1-82 Hargrave Lane, City of Toronto by-law 476-2012(OMB). [ By-law: 616-2025 ]

(379) Exception RT 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1-23, 8-30 Okra Tomar Crescent and 2-24 Adra Grado Way, City of Toronto by-law 107-2017. [ By-law: 616-2025 ]

## 900.6 RM - Zone

### 900.6.1 General

(1) RM Zone Exceptions

The regulations located in Article 900.6.10 apply only to the exceptions subject to the RM zone and identified with the corresponding exception number.

### 900.6.10 Exceptions for RM Zone

(1) Exception RM 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 94-2002.

(2) Exception RM 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) 370 square metres for a **detached house**;
- (ii) 325 square metres for each **dwelling unit** of a **semi-detached house**;
- (iii) 555 square metres for a **duplex** or **triplex**; and
- (iv) 650 square metres for a **fourplex**;

(B) The minimum **lot frontage** is:

- (i) 12.0 metres for a **detached house**;
- (ii) 10.5 metres for each **dwelling unit** of a **semi-detached house**;
- (iii) 15.0 metres for a **duplex**;
- (iv) 18.0 metres for a **triplex**; and
- (v) 21.0 metres for a **fourplex**;

(C) The maximum **building** height is:

- (i) 9.5 metres for a **detached house**; and
- (ii) 11.0 metres for a **semi-detached house, duplex, triplex, or fourplex**;

(D) The maximum floor space index is:

- (i) 0.35 for a **detached house**; and
- (ii) 0.6 for a **semi-detached house, duplex, triplex, or fourplex**;

(E) The minimum **rear yard setback** is:

- (i) 7.5 metres for a **detached house, semi-detached house, duplex, or triplex**; and
- (ii) 10.5 metres for a **fourplex**; and

(F) The minimum **side yard setback** is:

- (i) 0.9 metres for a **detached house or semi-detached house**;
- (ii) 1.8 metres for a **duplex**;
- (iii) 3.0 metres for a **triplex**; and

- (iv) 3.6 metres for a **fourplex**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(3) Exception RM 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A **triplex**, **fourplex** or **apartment building** are not permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1992-117.

(4) Exception RM 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 9005.

(5) Exception RM 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **lot line** abutting Rogers Road is the **front lot line**;
- (B) The main entrance for a **dwelling unit** in an **apartment building** must have direct access to a **street**;
- (C) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the average elevation of the ground along the **front lot line** and the elevation of the highest point of the **building or structure**;
- (D) Despite regulation 10.5.40.10(2);
- (i) a parapet wall for a roof top space or a **green roof** may exceed the permitted maximum height for a **building** by 2.0 metres; and
- (ii) a privacy structure separating a private roof top space may exceed the permitted maximum height for a **building** by 1.2 metres;
- (E) Despite regulation 10.5.40.60(1), a platform without **main walls** with a floor no higher than the first **storey** of the **building** above **established grade** may encroach into the minimum required **building setback** from a **lot line** that abuts Bicknell Avenue or Forbes Avenue to a maximum of 2.5 metres;
- (F) Despite regulation 10.5.40.60(3), exterior stairs may encroach into a required minimum **building setback** from a **lot line** that abuts Bicknell Avenue or Forbes Avenue if the stairs are no wider than 4.8 metres wide;
- (G) Despite regulation 10.5.50.10(4):
- (i) a minimum of 18% of the area of the lands must be **landscaping**; and
- (ii) a minimum of 90% of the **landscaping** area required in (i) above, must be **soft landscaping**;
- (H) **Amenity Space**:
- (i) must be provided at a minimum rate of 2.0 square metres for each **dwelling unit**; and
- (ii) despite regulation 800.50(15) may be private balconies, private decks, private patios and private roof top spaces;
- (I) Despite regulation 10.5.50.10(5), a **lot** with an **apartment building** must have a minimum 1.2 metre wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone Category, excluding **driveways** no more than 7.5 metres wide;
- (J) Despite regulations 10.5.80.10(2) and 10.5.80.10(6)(A), all required **parking spaces** for an **apartment building** may be located outside a **building or structure**;
- (K) Despite regulations 10.5.80.10(3) and 10.5.80.10(6), a **parking space** is permitted in a **side yard**;

- (L) Despite regulation 10.5.80.10(10)(A), a **parking space** located outside a building in the Residential Zone Category may be used for commercially licensed **vehicles** associated with a non-residential use on the abutting lands with the zone label on the Zoning By-law Map CR 2.6 (c0.25 r2.6) SS2 (x37);
- (M) Despite regulation 10.5.80.30(1), a surface **parking space** must be at least 1.2 metres from all **main walls** of an **apartment building**;
- (N) Regulation 10.5.100.1(5) does not apply;
- (O) Despite regulation 10.80.30.20(1)(B)(iv), the required minimum **lot frontage** on Rogers Road is 25 metres;
- (P) Despite regulation 10.80.40.70, the required minimum **building setback** from a **lot line**:
  - (i) abutting Forbes Avenue is 2.5 metres;
  - (ii) abutting Nashville Avenue is 1.0 metres;
  - (iii) abutting Bicknell Avenue is 2.5 metres;
  - (iv) abutting the south **lot line** is 15.0 metres;
  - (v) abutting a **rear lot line** of a lot in a RM zone is 12.0 metres; or
  - (vi) abutting a **side lot line** of a lot in an abutting RM zone is 2.5 metres;
- (Q) Despite regulation 10.80.40.80(2), if two or more **residential buildings** are located on the same **lot**, the required minimum above-ground separation distance between **main walls** of the respective **buildings** is:
  - (i) 10.0 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
  - (ii) 12.0 metres if each **main wall** has an opening to a **dwelling unit**;
- (R) Despite regulation 200.5.10.1(1), for a **dwelling unit** in an **apartment building**, **parking spaces** must be provided at a minimum rate of:
  - (i) 0.9 for each bachelor or one bedroom **dwelling unit**;
  - (ii) 1.0 for each two bedroom **dwelling unit**; and
  - (iii) 0.15 for visitor **parking spaces** for each **dwelling unit**;
- (S) Despite regulation 200.5.1.10(2), a **parking space** that is obstructed must be increased in width by 0.2 metres for each side of the **parking space** that is obstructed;
- (T) Despite regulation 200.15.1.5(1), accessible **parking spaces** must be the **parking spaces** located closest to any pedestrian access to a **building**; and
- (U) Despite regulation 230.10.1.20(2), all "short-term" **bicycle parking spaces** may be located on the abutting lands with the zoning label on the Zoning By-law Map CR 2.6 (c0.25; r2.6) SS2 (x37).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 218-2016 ]

(6) Exception RM 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 721-2002.

(7) Exception RM 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 173 Royal York Rd., former City of Etobicoke by-law 3018.

(8) Exception RM 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of By-law 306-2017 are complied with, none of the provisions of regulations 10.80.40.10 (I), and 10.80.40.40 (1) apply to prevent the erection or use of a **building structure**, addition of enlargement for a **retirement home** permitted in regulations (B) to (M) below;
- (B) The conditions in regulation 10.80.20.100 (8) do not apply to a **retirement home** permitted in accordance with (A) above;
- (C) Despite regulation 10.80.40.10 (1), the permitted maximum height of a **building or structure** is the numerical value, in metres, following the letters "HT" on Diagram 7 of By-law 306-2017;
- (D) Despite regulation 10.80.40.10(3), the permitted maximum number of storeys for a **building or structure** is the numerical value following the letters "ST" on Diagram 7 of By-law 306-2017;
- (E) Despite regulation 10.80.30.40 (1), the maximum permitted lot coverage is 40 percent;
- (F) Despite regulation 10.80.40.40 (1), the permitted maximum **gross floor area** is 16,845 square metres;
- (G) Despite regulation 10.80.40.70 (1), the required minimum **front yard setback** is 3.8 metres;
- (H) Despite regulation 10.80.40.70 (2), the required minimum north **side yard setback** is 7.5 metres and the required minimum south **side yard setback** is 24 metres;
- (I) Despite regulation 10.80.40.70 (3), the required minimum **rear yard setback** is 7 metres;
- (J) The required minimum indoor **amenity space** is 1,810 square metres;
- (K) Despite Clause 10.5.40.50, the following parts of a **building** may be no closer than 21 metres from the south **side lot line**, 2.5 metres from the north **side lot line**, 2.5 metres from a **front lot line** and 2.5 metres from the **rear lot line**:
  - (i) a roof, porch, portico, canopy of other similar **structure** including structural supports;
  - (ii) a deck, balcony, terrace, privacy screen, railing, **green roof** or other similar **structure** attached to the **building**; and
  - (iii) a pilaster, decorative column, cornice, sill, belt course of other similar architectural feature on the **building**; and
- (L) The required minimum number of **bicycle parking spaces** is 21 provided as follows:
  - (i) 9 "long term" **bicycle parking spaces**; and
  - (ii) 12 "short term" **bicycle parking spaces**.
- (M) Despite Article 10.80.20, an **eating establishment** is permitted if:
  - (i) it is associated with the **retirement home** permitted in accordance with (A) above; and
  - (ii) the **interior floor area** of the **eating establishment** does not exceed 80 square metres

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 306-2017 ]

(9) Exception RM 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The lands must comply with exception 900.6.10(478).

Prevailing By-laws and Prevailing Sections:

- (A) On 149 Stanley Avenue, former City of Etobicoke by-laws 4262, 1981-302 and 1988-176.

(10) Exception RM 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1995-237.

(11) Exception RM 11



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3065 and 3066.

(12) Exception RM 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 4 Elmhurst Drive and 396 Albion Rd., former City of Etobicoke by-laws 4024 and 2414.

(13) Exception RM 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 893-2000.

(14) Exception RM 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 247-2000.

(15) Exception RM 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 519-521 Royal York Rd., former City of Etobicoke by-laws 1985-42 and 83-14.

(16) Exception RM 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 440-2005.

(17) Exception RM 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 13088.

(18) Exception RM 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) 465 square metres for a **detached house**;
- (ii) 665 square metres for a **semi-detached house**;
- (iii) 555 square metres for a **duplex**; and
- (iv) 610 square metres for a **triplex**;

(B) The minimum **lot frontage** is:

- (i) 12.0 metres for a **detached house**;
- (ii) 18.0 metres for a **semi-detached house**;
- (iii) 15 metres for a **duplex**; and
- (iv) 16.5 metres for a **triplex**;

(C) The maximum **lot coverage** is:

- (i) 33% for a **detached house** or **semi-detached house**; and
- (ii) 35% for a **duplex** or **triplex**;

(D) The maximum height is:

- (i) 9.5 metres for a **detached house**; and
- (ii) 11.0 metres for a **semi-detached house, duplex, or triplex**; and

(E) The maximum floor space index is 0.45 for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On lands in the zone 'RM', and located between Kipling Ave. on the east, Brown's Line on the West, Evans Ave. to the north and Horner Ave. to the south, former City of Etobicoke By-laws 1979-67 and 1981-272; and
- (B) On the lands in the zone 'RM', and located between Brown's Line on the east, Etobicoke Creek on the west, Horner Ave. on the north and Lake Shore Blvd. W. to the south, former City of Etobicoke By-laws 1979-67 and 1981-272. [ By-law: 1675-2013 ]

(19) Exception RM 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 885-2005.

(20) Exception RM 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 8889 and 613.

(21) Exception RM 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 4164.

(22) Exception RM 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) 325 square metres for a **detached house**;
- (ii) 555 square metres for a **semi-detached house**;
- (iii) 370 square metres for a **duplex**; and
- (iv) 465 square metres for a **triplex**;

(B) The minimum **lot frontage** is:

- (i) 10.5 metres for a **detached house**;
- (ii) 18.0 metres for a **semi-detached house**;
- (iii) 12.0 metres for a **duplex**; and
- (iv) 15.0 metres for a **triplex**;

(C) The maximum **building** height is 9.5 metres for a **detached house**; and

(D) The minimum **side yard setback** is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(23) Exception RM 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) 230 square metres for a **detached house**;
- (ii) 460 square metres for a **semi-detached house**;
- (iii) 555 square metres for a **duplex**; and
- (iv) 610 square metres for a **triplex**; and

(B) The minimum **lot frontage** is:

- (i) 7.5 metres for a **detached house**;
- (ii) 15.0 metres for a **semi-detached house** or **duplex**; and
- (iii) 16.5 metres for a **triplex**; and

(C) The maximum **building** height is 9.5 metres for a **detached house**;

(D) The minimum **side yard setback** is:

- (i) 0.6 metres for a **detached house**,
- (ii) 1.2 metres for a **semi-detached house, duplex, or triplex**; and
- (iii) 1.5 metres from a **side lot line** abutting a **street** for a **detached house, semi-detached house, duplex, or triplex** on a **corner lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(A) On or between the odd numbered addresses of 1-26 Lake Shore Drive and 57-61 Lake Shore Drive, former City of Etobicoke by-law 1991-41. [ By-law: 580-2017 ]

(24) Exception RM 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the **building** types permitted in 10.80.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60;
- (B) The minimum **lot area** is:
- (i) 465 square metres for a **detached house**;
  - (ii) 665 square metres for a **semi-detached house**;
  - (iii) 555 square metres for a **duplex**;
  - (iv) the greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with 5 **dwelling units**; and
  - (v) 116 square metres per **dwelling unit** for an **apartment building** with more than 5 **dwelling units**;
- (C) The minimum **lot frontage** is:
- (i) 12.0 metres for a **detached house**;
  - (ii) 18.0 metres for a **semi-detached house**;
  - (iii) 15.0 metres for a **duplex**;
  - (iv) 18.0 metres for an **apartment building** with 5 **dwelling units**; and
  - (v) 24.0 metres for an **apartment building** with more than 5 **dwelling units**;
- (D) The maximum **lot coverage** is:
- (i) 33% for a **detached house** or **semi-detached house**;
  - (ii) 35% for a **duplex**; and
  - (iii) 40% for an **apartment building**;
- (E) The maximum height is:
- (i) 9.5 metres for a **detached house**;
  - (ii) 11.0 metres for a **semi-detached house** or **duplex**; and
  - (iii) 14.0 metres for an **apartment building**;
- (F) The maximum floor space index is 0.45 for a **detached house**;
- (G) The minimum **front yard setback** is 7.5 metres for an **apartment building** with more than 5 **dwelling units**;
- (H) The minimum **rear yard setback** is the greater of 6.0 metres or 20% of the **lot depth** for an **apartment building** with more than 5 **dwelling units**; and
- (I) The minimum **side yard setback** is:
- (i) 3.0 metres for an **apartment building** with 5 **dwelling units**; and
  - (ii) half the height of the **building** for an **apartment building** with more than 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(25) Exception RM 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1991-177.

(26) Exception RM 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 12 Pebble Valley Lane, former City of Etobicoke by-law 1984-32.

(27) Exception RM 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1124-2001(OMB) and former City of Etobicoke by-law 1995-57.

(28) Exception RM 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 12950.

(29) Exception RM 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 21 Van Camp Place, former City of Etobicoke by-law 2631.

(30) Exception RM 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 13049.

(31) Exception RM 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **nursing home** is permitted, if:

- (i) the maximum **lot coverage** is 35.4%;
- (ii) the maximum **lot frontage** is 9.2 metres;
- (iii) the minimum **rear yard setback** is 7.2 metres; and
- (iv) the maximum **building** height is 13.6 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(32) Exception RM 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 716-2003; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(33) Exception RM 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-laws 27686, 27696, 27695.

(34) Exception RM 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** is:

- (i) 3.0 metres if the **lot line** abuts a **street**; and
- (ii) 6.0 metres for the part of the **main wall** that has a **vehicle** entrance to a **parking space**;

(B) A **building** used for waste storage may be located in a yard that abuts a **street** if it is:

- (i) fully enclosed by four walls and a roof; and
- (ii) at least 1.5 metres from any **lot line**; and

(C) A minimum of 45% of the **lot area** must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C", Exception 24, of former City of Scarborough by-law 14402. [ By-law: 607-2015 ]

(35) Exception RM 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** is:

- (i) 3.0 metres if the **lot line** abuts a **street**; and
- (ii) 1.0 metres in all other cases;

(B) A **building** used for waste storage may be located in a yard that abuts a **street** if it is:

- (i) fully enclosed by four walls and a roof; and
- (ii) at least 1.5 metres from any **lot line**; and

(C) A minimum of 45% of the **lot area** must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C", Exception 24, of former City of Scarborough by-law 14402. [ By-law: 607-2015 ]

(36) Exception RM 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite regulation 10.5.40.10 (1), the height of a **building** or **structure** on the lands is measured as the vertical distance between Canadian Geodetic Datum elevation of 180.3 metres and the highest point of the **building** or **structure**;

(B) Despite regulation 10.5.40.10 the following **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** as follows:

- (i) Parapets to a maximum of 1.5 metres; and
- (ii) Guardrails and privacy screens to a maximum of 1.8 metres;

(C) Despite regulation 10.5.40.10 (3), the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 3.0 metres:

- (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;

- (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, and maintenance equipment storage; and
- (D) Despite Height Overlay Map in Section 995.20.1, as amended, no **building** or **structure** on the lands may penetrate a 45 degree **angular** plane projected over the **lot** from a line that is 7.5 metres from the **rear lot line** and 10.5 metres above the average elevation of the ground along the **rear lot line**;
- (E) Despite the regulation 10.5.50.10 (4), the minimum required **landscaping** area is 1950.0 square metres; a minimum of 500.0 square metres of the required **landscaping** must be soft **landscaping**;
- (F) Despite the regulations 10.80.40.70 (1), (2), and (3) the **minimum building setbacks** are shown on Diagram 6 of By-law 818-2017;
- (G) Despite (F) above, the **building setbacks** for an underground **parking garage** may be 0.0 metres;
- (H) Despite (G) above, the following **building** elements and **structures** may encroach into a required **building setback** as follows:
  - (i) a window well into the required **side yard setback** 2 metres;
  - (ii) a canopy to within 0.0 metres from the front **lot line**;
  - (iii) an exterior stairway, to within 0.0 metres from the front **lot line**; and
  - (iv) a porch to within 0.0 metres from the front **lot line**;
- (I) Despite regulation 10.5.40.60 1(F) (ii) a balcony may encroach into the required **minimum side yard setback** a maximum of 1.5 metres if the side yard does not abut a street;
- (J) The permitted maximum **gross floor area** is 6550.0 square metres;
- (K) At least 168.0 square metres of indoor **amenity space** must be provided on the lands; and
- (L) Despite the regulation 230.5.1.10 (11) these lands are subject to Bicycle Zone 2.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning By-law 7625. [ By-law: 818-2017 ]

**(37) Exception RM 37**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands former City of North York by-laws 22378 and 26280.

**(38) Exception RM 38**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.80.40.80(2), the minimum required above-ground separation distance between the **main walls** of **residential buildings** is 20 metres;
- (B) Regulations (C) through (P) apply to lands marked 'Area A' in Diagram 1 of By-law 818-2022, which has a total area of 0.477 hectares;
- (C) An **apartment building** is permitted with a maximum density of 126 units/hectare;
- (D) Despite regulation 10.5.40.40(4), the **gross floor area** may be reduced by the area in the **building** used for waste and **recyclable material** storage;
- (E) Despite regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol as shown on Diagram 3 of By-law 818-2022, where the height of the **building** is measured as the distance between a Canadian Geodetic Datum elevation of 189.47 metres and the elevation of the highest point of the **building**;
- (F) Despite regulation 10.80.40.10 (3), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the "ST" symbol as shown on Diagram 3 of By-law 818-2022;
- (G) Despite regulation 10.5.60.10 (1), an **ancillary building** or **structure** is permitted in the **front yard**;
- (H) Despite clauses 10.5.40.70 and 10.80.40.70 (1), the minimum **front yard setback** is 6 metres;
- (I) Despite regulation 10.80.40.70 (3), the minimum **side yard setbacks** are 10 metres from the east **side yard**, and 8 metres from the west **side yard**;

- (J) Despite clauses 10.5.60.20 and 10.80.40.70 the minimum **front yard setback** for an **ancillary building** or **structure** is 2.5 metres;
- (K) Despite regulation 10.5.60.40(2), the maximum permitted height of an **ancillary building** or **structure** is 3.5 metres;
- (L) Despite regulation 10.5.40.60.(3), the maximum permitted width of exterior stairs providing pedestrian access to the **building** is 3.7 metres;
- (M) Despite regulation 200.5.10.1 (1) and Table 200.5.10.1, no **parking spaces** are required;
- (N) Despite regulation 200.15.10(1), no accessible **parking spaces** are required;
- (O) Despite regulation 220.5.10.1(2), no **loading spaces** are required;
- (P) Despite 230.5.1.10.(4), the minimum vertical clearance for each **stacked bicycle parking space** provided is 1.1 metres and the minimum width of a **bicycle parking space** is 0.45 metres;
- (Q) Regulations (R) through (X) apply to lands marked 'Area B' in Diagram 1 of By-law 818-2022;
- (R) An **apartment building** for senior citizens with 56 square metres of **retail store** floor space on the ground floor or **basement** is permitted;
- (S) Despite clauses 10.5.40.70 and 10.80.40.70 (1), the minimum **front yard setback** is 42 metres;
- (T) Despite clause 10.80.40.70 (2), the minimum **rear yard setback** is 22 metres;
- (U) Despite clause 10.80.40.70 (3), the minimum **side yard setbacks** are 10 metres from the east **side yard**, and 24 metres from the west **side yard**;
- (V) Despite regulation 200.5.10.1 (1) and Table 200.5.10.1, 58 **parking spaces** are required;
- (W) Parking of **vehicles** associated with the **nursing home** at 205 Cummer Avenue is permitted; and
- (X) **Parking spaces** required for the **apartment building** for senior citizens are permitted in the west **side yard**, and must be **set back** a minimum of 8.0 metres from the west **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(39) Exception RM 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1996, 1998 and 2000 Bathurst Street, if the requirements of Section 5 and Schedule A of By-law 1245-2018 are complied with, none of the provisions of Sections 10.5.50.10(5); 10.5.8.30(1), 10.5.100.1(5); 10.80.40.80; and 200.15.1.5, apply to prevent the erection or use of a **building, structure**, addition or enlargement if it is in compliance with regulations (B) to (L) below;
- (B) Despite regulations 5.10.40.70(1) and 10.5.40.70(1) and 10.80.40.70, a **building** or **structure** must be located entirely within the area delineated by heavy lines shown on Diagram 3 of By-law 1245-2018;
- (C) Despite clause 10.5.4.60 and (B) above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1245-2018;
  - (i) wind screens, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, roof drainage, lightning rods, architectural features, landscaping, and elements of a green roof may encroach to a maximum of 1.5 metres;
- (D) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 171.32 metres in the year 2017 and the elevation of the highest point of a **building** or **structure**;
- (E) Despite regulation 10.80.40.10(1), no portion of any **building** may exceed the height in metres specified by the numbers following the symbol "HT" on Diagram 3 of By-law 1245-2018;
- (F) Despite regulation 10.5.40.10(4) and (E) above, and in addition to those elements listed in regulation 10.5.40.10(3), the following may project above the permitted to project above the heights shown on Diagram 3 of By-law 1245-2018;
  - (i) light fixtures, parapets, pergolas, trellises, terraces, planters, guardrails, balustrades, railings, stair enclosures, and screens may project to a maximum of 3.0 metres;
- (G) Despite regulation 10.5.5.10.(4), a minimum of 15 percent of the area of the **lot** must be **landscaping**, of which a minimum of 30 percent must be **soft landscaping**;
- (H) Despite regulation 10.80.40.40(1), the permitted maximum **gross floor area** is 9,000 square metres;
- (I) **Amenity space** must be provided and maintained on the **lot** at a minimum rate of 3.5 square metres for each **dwelling unit**, of which:



- (i) indoor **amenity space** must be provided at a minimum rate of 2.6 square metres for each **dwelling unit**; and
  - (ii) outdoor **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit**.
- (J) Despite clause 200.5.10.1, the minimum number of required **parking spaces** is based on the following:
- (i) 0.6 **parking spaces** for each bachelor **dwelling unit**, excluding any rental replacement **dwelling unit**;
  - (ii) 0.7 **parking spaces** for each 1-bedroom **dwelling unit**, excluding any rental replacement **dwelling unit**;
  - (iii) 0.9 **parking spaces** for each 2-bedroom **dwelling unit**, excluding any rental replacement **dwelling unit**;
  - (iv) 1.0 **parking spaces** for each 3-bedroom **dwelling unit**, excluding any rental replacement **dwelling unit**;
  - (v) 0.1 **visitor parking spaces** must be provided for each **dwelling unit**, including any rental replacement **dwelling unit**; and
  - (vi) In addition to (i) to (v) above, 12 **parking spaces** must be provided in Phase A, as shown on Diagram 3 of By-law 1245-2018, to replace the existing 12 **parking spaces** and 13 **parking spaces** must be provided in Phase B, as shown on Diagram 3 of By-law 1245-2018, to replace the existing 13 **parking spaces**;
- (K) for each car-share **parking space** provided, the minimum number of **parking spaces** for residents required pursuant to (J) above, may be reduced by four **parking spaces**, up to a maximum of 7 car-share **parking spaces**; where:
- (i) "car-share" means the practice whereby a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization and such car-share motor vehicles are made available to at least the occupants of the **building** for short-term rental, including an option for hourly rental; and
  - (ii) "car-share **parking space**" means a **parking space** reserved for the exclusive use of parking a car-share motor vehicle and must include appropriate signage;
- (L) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) Length of 5.6 metres;
  - (ii) Width of 3.4 metres; and
  - (iii) Vertical clearance of 2.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1245-2018 ]

(40) Exception RM 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31523.

(41) Exception RM 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 205 Cummer Avenue, Section 64.20-A(66) of the City of North York zoning by-law 7625.

(42) Exception RM 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The permitted maximum **gross floor area** of all **buildings** is 4,360 square metres;
- (B) Despite regulations 10.5.40.10 and 10.80.40.10 Height, the permitted maximum height for a **building** or **structure** on a **lot** within Areas A, B and C as shown on Diagram 1 of By-law 244-2017 may not exceed a Canadian Geodetic Datum of:
  - (i) Area A: 141.75 metres, at the highest point of a **building** or **structure**;
  - (ii) Area B: 140.75 metres, at the highest point of a **building** or **structure**; and
  - (iii) Area C: 136.5 metres at the highest point of a **building** or **structure**.
- (C) Despite clauses 10.5.40.70(1), and 10.80.40.70(1), the required minimum **front yard setback** is 4 metres at the **first floor**, excluding **basements**, 3.5 metres at the second **storey**, 2.5 metres at the third **storey**, and 1.5 metres at the fourth **storey** for any above-ground **structures**, and 3 metres for any below-ground **buildings** or **structures**, excluding underground storm water management storage tank;
- (D) Despite regulation 10.80.40.70(2), the required minimum **rear yard setback** is 7.5 metres for any above-ground **structures**, and 0 metres for any below-ground **buildings** or **structures**;
- (E) Despite regulation 10.80.40.70(3), the required minimum **side yard setback** for any **building** or **structure** within Areas A, B and C as shown on Diagram 1 of By-law 244-2017 must be in accordance with the following:
  - (i) Areas A and B: 3.2 metres to the east property line, and 1.5 metres to the west property line for all parts of the **building** or **structure** above-ground, and 1.5 metres for any part of the **building** or **structure** below-ground; and
  - (ii) Area C: 1.5 metres;
- (F) Regulation 10.5.50.10(5), **Landscaping** Requirement for an **Apartment Building** Abutting Another Residential Lot, does not apply;
- (G) Regulation 10.5.100(5), **Driveway** Access to **Apartment Buildings**, does not apply;
- (H) Regulations 10.80.40.80(1), Distance Between **Main Walls** of the Same **Apartment Building**, and 10.80.40.80(2), Distance Between Residential **Buildings** on the Same **Lot**, do not apply;
- (I) Despite regulation 200.5.1.10(5), Table 200.5.10.1, Parking Space Rates and Parking Space Occupancy and regulation 200.15.10(1), a minimum of 54 **parking spaces** must be provided in accordance with the following:
  - (i) 46 **parking spaces** for residents, 1 of which must be an accessible **parking space**, and 16 of which may be **tandem parking spaces**, all located in an underground **structure**; and
  - (ii) 8 **parking spaces** for visitors, 1 of which must be an accessible **parking space**, all located in an underground **structure**; and
- (J) Despite regulations 230.5.10.1(2) and (5), a required minimum of 56 **bicycle parking spaces** must be provided in accordance with the following:
  - (i) 44 "long-term" **bicycle parking spaces**, all located in an underground structure; and
  - (ii) 12 "short-term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 244-2017 (OMB) ]

(43) Exception RM 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 2100-2122 Bridletowne Circle, if the requirements in Section 7 and Schedule A of By-law 254-2017 are complied with, none of regulations 5.10.40.70(1), 10.5.30.40(2), 10.5.40.10(4), 10.5.40.70(1), 10.5.80.10(2), 10.5.80.10(6), 10.5.80.30(1), 10.5.100.1(5), 200.15.1.5(1), 200.15.10(1)(B) and Clause 10.5.40.60 will prevent the erection of a **building** or **structure** in compliance with (B) to (O) below;
- (B) Despite regulation 10.5.80.10(3) a **parking space** may be in a **side yard**;
- (C) Despite regulation 200.5.10.1(1), the required minimum number of required **parking spaces** is:
  - (i) 60 for the 60 **dwelling units**; and
  - (ii) 6 for visitors to the **dwelling units**.
- (D) Of the required **parking spaces** in (C) above, 1 must be an accessible **parking space**;
- (E) Despite Regulation 10.5.50.10(4), a minimum of 14 percent of the **lot** must be used for **landscaping**;
- (F) Despite Regulation 10.5.50.10(5), a required minimum 0.8 metre wide strip of **landscaping** is required along the full length of the west **lot line**;

- (G) Despite Regulation 10.5.80.40(3), **vehicle** access to a **parking space** must be from Echo Point;
- (H) **Established grade** is the Canadian Geodetic Datum elevation of 178.6 metres;
- (I) Despite regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters HT on Diagram 4 of By-law 254-2017;
- (J) The following elements of a **building** may exceed to a maximum **building** height referred to in (I) above:
  - (i) trellises, terraces, stairways and stair enclosures, chimneys, guard rails, pergolas, eaves, screens, roof drainage, architectural features, landscaping, skylights, vents, antennae, elevator machine rooms, and parapet walls;
- (K) Despite regulations 10.80.40.70(1), 10.80.40.70(2) and 10.80.40.70(3), the required minimum **building setbacks** are as shown on Diagram 5 of By-law 254-2017;
- (L) Despite regulation 230.5.1.10(6), "long-term" **bicycle parking spaces** may be located outside a **building**;
- (M) Despite regulations 230.5.10.1(1), 230.5.10.1(2) and 230.5.10.1(5)(B), only 30 long-term **bicycle parking spaces** are required to be provided;
- (N) No portion of a **building** or **structure** erected or used above ground may encroach into a building setback shown on Diagram 5 of By-law 254-2017, except for:
  - (i) Decks, porches, terraces, balconies, decorative or screen walls, exterior steps or ramps, bay windows, box windows or other projecting windows, roof overhangs, eaves, or roofs of dormer windows, chimneys, pilasters, projecting columns, which may extend into the building setbacks; and
- (O) None of the provisions of By-law 569-2013 will apply to prevent a temporary sales office use on the lands for the sale/lease of residential **dwelling units** for a period of three years from the date of the passing of By-law 254-2017.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 254-2017 ]

(44) Exception RM 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provision, prevailing by-laws and prevailing sections:

Site Specific Provisions:

- (A) Despite the uses listed in Article 10.80.20, and the permitted **building** types in Article 10.80.20.40, the only permitted use and **building** type is **townhouses**;
- (B) The maximum number of **dwelling units** permitted is 14;
- (C) The maximum building height shall be 3 storeys and 10.8 metres to the top of the structural rooftop terrace and 14.0 metres to the top of the rooftop terrace access; [ By-law: 1266-2017 ]
- (D) The permitted maximum **gross floor area of all buildings** is 2,650 square metres;
- (E) The permitted maximum **lot coverage** is 57 percent of the lot area;
- (F) The minimum **building setbacks** are as shown on Diagram 3 of By-law 829-2017;
- (G) The minimum separation distance between **buildings** is as shown on Diagram 3 of By-law 829-2017;
- (H) Notwithstanding Chapter 800 of Zoning By-law 569-2013, as amended, for the purposes of this By-law, **established grade** shall be 172.67 metres Canadian Geodetic Datum;
- (I) **Parking Requirements**  
The walls of the ancillary parking garage may encroach into the minimum yard setbacks.
  - (i) **Parking spaces** must be provided at the following rates at the following rates:
    - (a) Minimum of 1.0 **parking space** per **dwelling unit**; and
    - (b) Minimum 0.2 **parking spaces** per **dwelling unit** for visitors;
- (J) No portion of any building or structure to be erected or used above grade on the lot may extend beyond the lines delineated by the heavy lines on Diagram 3 (the heavy lines are the lot lines) attached to and forming part of this By-law, with the exception of the following:
  - (i) window projections, cornices, eaves, vents, lighting fixtures, ornamental elements, window sills, stairs, stair enclosures, wheelchairs ramps, awnings and canopies; all of which may project beyond the building envelope; [ By-law: 1266-2017 ]
- (K) Bicycle **parking spaces** must be provided at a rate of 0.75 for each **dwelling unit**;
- (L) A minimum of 40 percent of the lot must be **landscaping**, of which 9 percent must be **soft landscaping**

- (M) A temporary sales presentation centre may be permitted on the lot, and none of the other provisions of this By-law apply to such use;
- (N) Despite any existing or future severance, partition, or division of the lot, the provisions of this by-law must apply to the whole of the lot as if no severance, partition or division occurred;
- (O) Section 37 Provisions
  - (i) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor;
  - (ii) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same; and
  - (iii) The owner shall not use, or permit the use of, a building or structure erected with an increase in density pursuant to this By-law unless all provisions of Schedule A are satisfied;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 829-2017 ]

**(45) Exception RM 45**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite the uses listed in Article 10.80.20, and the permitted **building** types in Article 10.80.20.40, the only permitted use and building type is **townhouses**;
- (B) The maximum number of **dwelling units** permitted is 14;
- (C) The maximum **building** height is 10.8 metres to the bottom of the rooftop terraces and 14 metres to the top of the rooftop terraces, and 3 **storeys**;
- (D) The permitted maximum **gross floor area** of all **buildings** is 2,600 square metres;
- (E) The permitted maximum **lot coverage** is 57 percent of the **lot area**;
- (F) The minimum **building setbacks** are as shown on Diagram 3 of By-law 831-2017;
- (G) The minimum separation distance between **buildings** is as shown on Diagram 3 of By-law 831-2017;
- (H) Notwithstanding Chapter 800 of Zoning By-law 569-2013, as amended, for the purposes of this By-law, **established grade** shall be 173.10 metres Canadian Geodetic Datum;
- (I) Parking Requirements: The walls of the **ancillary** parking garage may encroach into the minimum yard setbacks.
  - (i) **Parking spaces** must be provided at the following rates:
    - (a) Minimum of 1.0 **parking spaces** per **dwelling unit**; and
    - (b) Minimum 0.2 **parking spaces** for each **dwelling unit** for visitors;
- (J) No portion of any **building** or **structure** to be erected or used above grade on the **lot** may extend beyond the lines delineated by the heavy lines on Map 2 attached to and forming part of this By-law, with the exception of the following:
  - (i) cornices, eaves, vents, ornamental elements, stairs, stair enclosures, wheelchair ramps, awnings and canopies, all of which may project beyond the **building** envelope; and
  - (ii) ornamental cladding on the roof may project beyond the **building** envelope to a maximum of 1.0 metres;
- (K) **Bicycle parking spaces** must be provided at a rate of 0.75 for each **dwelling unit**;
- (L) A minimum of 40 percent of the **lot** must be **landscaping**, of which at least 10 percent shall be **soft landscaping**;
- (M) A minimum 1.2 metre landscaped buffer must be provided adjacent to the east property line;
- (N) A temporary sales presentation centre may be permitted on the **lot**, and none of the other provisions of this By-law apply to such use;
- (O) Despite any existing or future severance, partition, or division of the **lot**, the provisions of this by-law must apply to the whole of the **lot** as if no severance, partition or division occurred.

(P) Section 37 Provisions:

- (i) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor;
- (ii) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same; and
- (iii) The owner shall not use, or permit the use of, a building or structure erected with an increase in density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 831-2017 Enacted ]

(46) Exception RM 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 1, 3 and 5 Kenton Drive, as shown on Diagram 1 of By-law 928-2021, a **residential care home** may be constructed, used or enlarged in compliance with Sections (B) to (M) below;
- (B) The permitted maximum number of **bed-sitting rooms** is 73;
- (C) Despite regulation 10.80.40.40(1)(B), the permitted maximum **gross floor area** is 3,470 square metres;
- (D) Despite regulations 10.80.40.10(1)(A) & (B) and 10.80.40.10(3), the permitted maximum height and number of **storeys** of a **building** is the height in metres and the number of **storeys** specified by the numbers following the "HT" and "ST" symbols on Diagram 5 attached to the By-law 928-2021;
- (E) Despite (D) above and clause 10.5.40.10 and 10.80.40.10 the following may exceed the height indicated by the numbers following the letters "HT" and "ST" symbols as shown on Diagram 5 of By-law 928-2021 to the extent indicated as follows:
  - (i) architectural features, screening elements, parapets, chimneys, pipes, stacks, vents, window washing equipment, are permitted a maximum of 2.0 metres;
- (F) Despite clause 10.80.40.70, the required minimum **building setbacks** are as shown on Diagram 5 of By-law 928-2021;
- (G) Despite (F) above the following are permitted to encroach into the required **building setbacks** as shown on Diagram 5 of By-law 928-2021:
  - (i) Canopies may encroach a maximum of 2.0 metres; and
  - (ii) Despite regulations 10.5.40.60(1), balconies and platforms shall not be permitted as shown on Diagram 5;
- (H) Despite regulation 200.5.10.1 and Table 200.5.10.1, a minimum of 15 **parking spaces** must be provided and maintained on the **lot**;
- (I) Despite clause 10.80.30.40(1), the maximum permitted **lot coverage** is 42 per cent of the site as shown on Diagram 4 attached to By-law 928-2021;
- (J) Despite clause 220.5.10.1 one Type "C" **loading space** is provided within the parking lot;
- (K) A driveway with a width of 6.0 m shall be provided on the south side of the site connecting with Bathurst Street as shown on Diagram 5 of By-law 928-2021;
- (L) Despite clause 10.5.50.10, a minimum of 524 square metres of **landscaping** must be provided on the **lot**, of which a minimum of 262 square metres must be **soft landscaping**; and
- (M) For the purpose of this exception, **established grade** is the Canadian geodetic elevation of 192.575 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 928-2021 ]

(47) Exception RM 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of Section 9 and Schedule A of By-law 1274-2017 are complied with, none of the provisions of: 5.10.40.70(2); 5.10.40.70(6); 5.10.40.80(1); 10.5.40.50(2); 10.5.50.10(3)(B); 10.5.80.40(3); 10.5.100.1(1)(B) and (C); 10.80.40.70(3)(B) apply to prevent the use or erection or use of a **building, structure**, addition or enlargement permitted by (B) to (K) below;
- (B) A maximum of 46 **semi-detached houses** and 2 **detached houses** are permitted;
- (C) Despite regulation 10.5.30.20(2), the minimum **front lot line** must be at least 2.6 metres for **lots** located within "Area A" shown on Diagram 1;
- (D) Despite regulation 10.5.80.40(3) **vehicle** access to a **parking space** on a **corner lot** may be from the **street** on which the **lot** fronts;
- (E) Despite regulation 10.5.100.1(1)(B) and (C) a **driveway** leading to a **semi-detached house** may have a maximum width of 3.5 metres;
- (F) Despite regulation 10.5.100.1(1)(B) and (C) a **driveway** leading to **detached house** may have a maximum width of 6.0 metres;
- (G) Despite 10.40.60.70(3)(B) the following **building setbacks** apply:
  - (i) Minimum **side yard setback** is 0.55 metres;
  - (ii) Minimum exterior **side yard setback** is 1.2 metres; and
  - (iii) Minimum **building setback** from a daylight triangle is 1.2 metres;
- (H) Despite regulations 10.5.50.10(1)(B) and (D) the **front yard** not covered by a permitted **driveway** must be **landscaped** and a minimum of 25 percent of the required **landscaping** must be **soft landscaping**;
- (I) Despite regulation 10.80.40.20 the maximum building length is 19 metres;
- (J) Despite regulation 10.80.40.30 the maximum building depth will not apply within Area A as illustrated on Diagram 1;
- (K) Despite regulation 10.80.40.50 a balcony or platform that does not exceed an area of 4 square metres will be permitted above the ground floor;
- (L) For the purpose of this exception **established grade** is the Canadian Geodetic Datum elevation of 125.88 metres;
- (M) For the purpose of this exception, on a **corner lot**, daylight triangle shall mean the triangular space formed between the intersection point of the **front lot line** and the **side lot line** and two points along these lines measured 5 metres from the intersection point. Where the **lot** has a rounded corner, the point where the projection of the two lines intersect shall be the intersection point where the 5 metres is measured; and
- (N) A sales office used to sell **dwelling units** in this development is permitted for a period of 3 years from the date of the passing of By-law 1274-2017.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1274-2017 ]

**(48) Exception RM 48**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 26840.

**(49) Exception RM 49**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 20746.

**(50) Exception RM 50**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum building setback from a front lot line is the greater of:
  - (i) 22.0 metres from the centre line of the original road allowance of Midland Avenue; and
  - (ii) 6 metres from the front lot line; and
- (B) along the entire length of the southern side lot line a 1.5 metre wide buffer strip is to be used for landscaping purposes only; and
- (C) the minimum building setback from a side lot line and rear lot line is a distance equal to one-half the height of the building. [amended by By-law 580-2017]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 559-2014 (OMB PL130592) ]

(51) Exception RM 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 1648-1682 Victoria Park Avenue, if the requirements of Section 5 and Schedule A of By-law 316-2018 are complied with, none of the provisions of Regulations 10.5.40.70(1), 10.5.50.10(4), 10.5.50.10(5), 10.5.80.40(3), 10.5.100.1(4), 10.5.100.1(5), 10.5.100.1(8), 200.5.10.1(1), and Clause 200.15.1.5 apply to prevent the erection or use of a **building or structure** permitted in compliance with (B) to (Q) below;
- (B) Despite Regulation 10.80.20.40(1), the only permitted **residential building** type is **apartment building**;
- (C) The permitted maximum number of **dwelling units** is 147;
- (D) Despite Regulations 10.80.40.10(1) and 10.80.40.10(3), the permitted maximum **building** height is 15.5 metres and 5 storeys;
- (E) Despite Regulation 10.80.40.40(1), the total permitted maximum **gross floor area** of all **buildings** is 16,150 square metres;
- (F) Despite Clause 10.80.30.40, the permitted maximum **lot coverage** is 51 percent;
- (G) Despite Clause 10.80.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 316-2018;
- (H) Despite Regulation 10.80.40.80(2), the required minimum separation distance between **buildings** is shown on Diagram 3 of By-law 316-2018;
- (I) Despite Regulation 10.5.40.10(1), the heights of the **buildings** is the difference between the Canadian Geodetic Datum of 156.00 metres and the elevation of the highest point of the **building**;
- (J) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** is:
  - (i) 0.9 **parking space** per 1 bedroom **dwelling unit**;
  - (ii) 1.0 **parking spaces** per 2 bedroom **dwelling unit**;
  - (iii) 1.2 **parking spaces** per 3 or more bedroom **dwelling unit**; and
  - (iv) 0.2 **parking spaces** per **dwelling unit** for visitors;
- (K) Despite Clause 10.5.40.60, and despite (G) and (H) above, no part of any building or structure erected or used above finished ground level shall be located otherwise than wholly within the area delineated by heavy lines on Diagram 3, with the exception of the following:
  - (i) Vents, balconies, awnings, canopies, porches, pergolas, access stairs for parking garage, and wheelchair ramps may encroach into the minimum **building setbacks** and distance separation between **buildings** on the **lot** a maximum of 2.5 metres and pergolas may also project vertically above the finished ground level by no more than 2.75 metres;
  - (ii) In a **front yard**, a platform with a floor no higher than the floor of the first **storey** of the **building** above **established grade** may encroach into the required **front yard setback** a maximum of 3 metres;
  - (iii) In a **rear yard**, a platform with a floor no higher than the floor of the first **storey** of the **building** above **established grade** may encroach into the required **rear yard setback** a maximum of 3 metres, with the exception of a platform associated with the outdoor amenity space, which may encroach into the required **rear yard setback** to a maximum length of 7.880 metres measured with a line parallel to the south **lot** line, and a maximum length of 12.5 metres, measured with a line parallel to the west **lot** line;
  - (iv) The **parking garage** and a platform, porch or deck above it may project vertically above **established grade** no higher than 1.6 metres and may encroach into the permitted minimum **rear yard setback** behind **buildings "C" and "D"** shown on Diagram 3 attached to By-law 316-2018 to a maximum length

of 7.880 metres, measured with a line parallel to the south **lot** line, and a maximum of 23 metres, measured with a line parallel to the west **lot** line; and

- (v) Ornamental cladding may encroach into the minimum **building setbacks** and the distance separation between **buildings** on the **lot** to a maximum of 0.2 metres;
- (L) Despite Regulation 230.5.10.1(5), "long term" **bicycle parking spaces** must be provided at a rate of 0.9 for each **dwelling unit**;
- (M) Despite Regulation 230.5.10.1(5), "short term" **bicycle parking spaces** must be provided at a rate of 0.1 per **dwelling unit**;
- (N) Despite Regulation 10.5.50.10 (4), a minimum of 2,750 square metres of the lot must be used for **landscaping**, of which at least 1,250 square metres must be **soft landscaping**;
- (O) A minimum of 300 square metres of indoor **amenity space** must be provided;
- (P) A minimum of 780 square metres of outdoor **amenity space** must be provided; and
- (Q) A temporary sales presentation centre is permitted in a **building** on these lands for the purpose of marketing and sale of the dwelling units permitted on these lands, and no other provisions of this By-law apply to prevent the temporary sales presentation centre.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 316-2018 ]

(52) Exception RM 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27268.

(53) Exception RM 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31289.

(54) Exception RM 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 685-2005; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(55) Exception RM 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28860; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(56) Exception RM 56



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 113-1999; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(57) Exception RM 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 301-2000; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(58) Exception RM 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 20856; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(59) Exception RM 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1394 Wilson Avenue, Section 64.17(6) of the City of North York zoning by-law 7625.

(60) Exception RM 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 23193 and 27826.

(61) Exception RM 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 4701 Bathurst St., Section 64.19(12) of the City of North York zoning by-law 7625.

(62) Exception RM 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 71 and 75 Curlew Drive in 2018, if the requirements in Section 5 and Schedule A of By-law 614-2018 are complied with, none of the provisions of 10.80.40.10(1) and 10.80.40.40(1) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in compliance with (B) to (DD) below;
- (B) Despite regulation 10.80.30.20(1) the required minimum **lot frontage** is 135 metres;
- (C) The permitted maximum number of **dwelling units** is 222;
- (D) Despite regulation 10.80.40.40 (1), the permitted maximum **gross floor area** is 19,600 square metres;
- (E) Despite regulation 10.5.40.10 (1) the height of a **building or structure** on the lands is measured as the vertical distance between the Canadian Geodetic Datum elevation of 155.90 metres and the highest point of the **building or structure**;
- (F) Despite 10.80.40.10 (1) the permitted maximum height for a **building or structure** is the numerical value, in metres, following the letters HT as shown on Diagram 3, attached to By-law 614-2018;
- (G) Despite (F) above and regulation 10.5.40.10 (4), privacy screens, utility enclosures, and parapets on the roof of a **building** may exceed the permitted maximum height as shown on Diagram 3, attached to By-law 614-2018 to a maximum of 1.5 metres;
- (H) Despite (F) above, external elevating devices, external stairs and associated enclosures, all located at the finished ground level, guardrails, balustrades, and railings leading to an underground **parking garage** which are permitted to encroach into the required **building setbacks** and separation distances may have a height no greater than 5.0 metres;
- (I) Despite Clause 10.80.40.70, the required minimum **building setbacks** for all **buildings and structures** are as shown on Diagram 3, attached to By-law 614-2018;
- (J) Despite (I) above and regulation 5.10.40.70 (2), no minimum **front yard setback side yard setback, or rear yard setback** is required for any part of an underground **parking garage**;
- (K) Despite Clause 10.80.40.80, the required minimum above-ground separation distance between the **main walls of buildings** is as shown on Diagram 3, attached to By-law 614-2018;
- (L) Despite (I) and (K) above, and despite regulation 10.5.40.50(2), and Clause 10.5.40.60, the following may encroach into the required minimum **front yard setback**, minimum **side yard setback** or separation distances shown on Diagram 3 of By-law 614-2018 as follows:
  - (i) decks, porches, platforms, and privacy screens to a maximum of 1.5 metres;
  - (ii) awnings and canopies to a maximum of 1.5 metres;
  - (iii) architectural features, masonry features and eaves to a maximum of 0.9 metres;
  - (iv) balconies to a maximum of 1.5 metres;
  - (v) window projections and bay windows to a maximum of 0.6 metres;
  - (vi) vents and pipes to a maximum of 0.6 metres; and
  - (vii) ornamental non-structural window frames to a maximum of 1.1 metres;
- (M) Despite (I) and (K) above, and despite regulation 10.5.40.50(2), and Clause 10.5.40.60, the following may encroach into the required minimum **side yard setback** or separation distances shown on Diagram 3 of By-law 614-2018 as follows:
  - (i) exterior stairs, pedestrian access ramp and elevating device up to a maximum of 1.5 metres;
- (N) Despite (I) above and despite regulation 10.5.40.50(2), and Clause 10.5.40.60, the following may encroach into the required minimum **rear yard setbacks** as shown on Diagram 3 of By-law 614-2018 as follows:
  - (i) non-structural awnings and canopies to a maximum of 1.5 metres;
  - (ii) exterior stairs and pedestrian access ramps providing access to the below grade level up to a maximum of 1.5 metres;
  - (iii) non-structural architectural features, masonry features and eaves to a maximum of 0.9 metres;
  - (iv) vents and pipes to a maximum of 0.6 metres;
  - (v) non-structural railings to a maximum of 0.5 metres; and
  - (vi) non-structural ornamental window frames to a maximum of 1.1 metres;
- (O) Despite regulation 10.5.50.10 (4) and (6), the minimum required **landscaping** on the lot is 5,800 square metres; and a minimum of 2,300 square metres of the required **landscaping** must be **soft landscaping**;
- (P) Despite regulations 10.5.60.20(2) and (3), the required minimum **building setbacks** and separation distances for **ancillary buildings or structures** are as shown on Diagram 3, attached to By-law 614-2018;

- (Q) Despite regulation 10.5.60.40(1), the height of an **ancillary building or structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 155.90 metres and the highest point of the **ancillary building or structure**;
- (R) Despite regulation 10.5.60.40(2) the permitted maximum height for an **ancillary building or structure** is the numerical value, in metres, following the letters HT as shown on Diagram 3 attached to By-law 614-2018;
- (S) Regulation 10.5.60.50(2), with respect to the maximum **gross floor area** of **ancillary buildings or structures** does not apply;
- (T) Despite (P), (Q), and (R) above and regulation 10.5.150.1 (1), **ancillary buildings or structures** for the purposes of waste bin collection and storage are permitted;
- (U) Despite regulation 10.5.60.60(1), eaves of a roof of an **ancillary building** may encroach into the required minimum **building setback** a maximum of 0.3 metres;
- (V) Despite regulation 10.5.100.1(4), a **driveway** may have a maximum total width of 7.0 metres;
- (W) Regulations 10.5.100.1 (5), (7) and (8), with respect to **driveway** access do not apply;
- (X) A minimum of 600 square metres of outdoor **amenity space** is required;
- (Y) A minimum of 111.5 square metres of indoor **amenity space** is required;
- (Z) Despite Table 200.5.10.1, the required minimum number of **parking spaces** is:
  - (i) 200 **parking spaces** for the residents of the **dwelling units**; and
  - (ii) 33 **parking spaces** for visitors of the **dwelling units**;
- (AA) Regulations 200.15.1(4), 200.15.1.5 (1), and 200.15.15.4 (2), with respect to location of accessible **parking spaces** do not apply;
- (BB) Regulation 230.5.10.1(2) respecting short term **bicycle parking rates** does not apply;
- (CC) Regulation 230.10.1.20 (2) with respect to location of "short-term" **bicycle parking spaces** does not apply; and
- (DD) A temporary sales office is permitted in a **building** on these lands for a period of 3 years beginning from the date of the passing of By-law 614-2018 for the purposes of marketing and sale of the **dwelling units** permitted on these lands, and no other provision of this By-law applies to prevent a temporary sales office.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 614-2018 ]

(63) Exception RM 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, the following uses are also permitted:
  - (i) an office if it is used for the following: fashion design, interior decoration design, graphic art design, industrial design, and architectural or landscape design;
  - (ii) an **artist studio**; and
  - (iii) an **art gallery** or a **retail store** if it is associated with a use permitted in (i) or (ii) above and located on the same **lot**;
- (B) Despite regulations 150.5.20.1(1)(A) and 150.5.20.1(3), a **home occupation** which is one of the uses in (A) above, may sell, rent or lease physical goods directly from the **dwelling unit**;
- (C) The minimum **lot frontage** is 8.0 metres for a **detached house**;

Prevailing By-laws and Prevailing Sections:

- (A) On 416 Oakwood Avenue, City of Toronto by-law 1121-2011. [ By-law: 1194-2018; 1249-2024 ]

(64) Exception RM 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30816.

(65) Exception RM 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31674.

**(66) Exception RM 66**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 9 Greenbriar Rd., Section 64.20-A(81) of the City of North York zoning by-law 7625.

**(67) Exception RM 67**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 22 Privet Rd., Section 64.17(13) of the City of North York zoning by-law 7625; and
- (B) On 28 and 30 Privet Rd., Section 64.17(44) of the City of North York zoning by-law 7625.

**(68) Exception RM 68**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Regulation 10.80.30.10(1), the permitted **lot area** is 1295.5 square metres;
- (B) Despite Regulation 10.80.30.20(1), the permitted **lot frontage** is 51.85 metres;
- (C) Despite Regulation 10.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 172.3 metres and the elevation of the highest point of the **building**;
- (D) Despite Regulations 10.80.40.10(1) and (3), the permitted maximum height of the **building** is 11.5 metres and 4 **storeys**;
- (E) Despite Regulations 10.5.40.10(3) and (4), the following may project above the permitted maximum height as follows:
  - (i) mechanical penthouses, parapets, and rooftop terrace access and dividers may project above the permitted maximum height by 2.5 metres;
- (F) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 2470.0 square metres;
- (G) The permitted maximum number of **dwelling units** is 24;
- (H) Despite Regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum **building setbacks** are shown on Diagram 4 attached to By-law 1298-2018;
- (I) Despite Clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** shown on Diagram 4 attached to By-law 1298-2018 as follows:
  - (i) cornices, awnings, vents, lighting fixtures, ornamental elements, window sills, wheelchair ramps, awnings, canopies, porches and decks a maximum of 0.3 metres;
- (J) Despite Regulation 10.80.40.80(1), the minimum separation distance between **buildings** is 11.0 metres;
- (K) Despite Regulation 10.5.50.10 (4), a minimum of 139.0 square metres of **landscaping** will be provided on the **lot**, of which a minimum of 50 percent of the **lot** must be **soft landscaping**;
- (L) Despite Regulation 10.5.50.10 (5), a minimum of 1.2 metres wide strip of **soft landscaping** must be provided along any part of a **lot line** abutting another **lot** in the Residential Zone Category;
- (M) Despite Regulation 200.5.10.1(1), 21 **parking spaces** and 3 visitor **parking spaces** must be provided; and

(N) Despite Regulation 230.5.10.1(5), a minimum of 17 "long-term" and 2 "short-term" **bicycle parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1298-2018 ]

(69) Exception RM 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20(7) of the City of North York zoning by-law 7625.

(70) Exception RM 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A **detached house** is permitted, if:

- (i) the minimum **lot area** is 550 square metres;
- (ii) the minimum **lot frontage** is 15.0 metres; and
- (iii) the minimum **side yard setback** is 1.8 metres.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(71) Exception RM 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 624-2006.

(72) Exception RM 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-laws 12073 and 12130; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(73) Exception RM 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 4711-4719 Bathurst St., Section 64.19(13) of the City of North York zoning by-law 7625.

(74) Exception RM 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869 and 871 Sheppard Avenue West, as shown on Diagram 1 of this By-law, if the requirements of Section 7 and Schedule A of By-law 3-2022(OLT) are complied with, a **building, structure**, addition or enlargement may be erected or used in compliance with regulations (B) through (O) below;
- (B) A maximum of 160 **dwelling units** is permitted;
- (C) Established grade is the Canadian Geodetic elevation of 192.3 AMSL;
- (D) Despite Regulation 10.80.30.40 the maximum **lot coverage** is 52 percent;
- (E) Despite Clauses 10.5.40.10 and 10.80.40.10, no portion of any **building** or **structure** may have a height greater than the height in metres specified by the number following the "HT" symbol as shown on Diagram 4 of By-law 3-2022(OLT);
- (F) Excluding mechanical rooms, no portion of a **building** or **structure** may have a height greater than the horizontal distance between that portion of the **building** and the south **lot line**;
- (G) The permitted maximum **gross floor area** is 16,800.0 square metres;
- (H) Despite regulation 10.5.50.10(4)(A) and 10.5.50.10(4)(B), a minimum of 40 percent of the area of the **lot** for must be for used for **landscaping**, of which a minimum of 20 percent must be used for **soft landscaping**;
- (I) Despite Regulation 10.5.40.60, 10.5.40.70 and 10.80.40.70, the required minimum **building setbacks** are as shown on Diagram 4 of By-law 3-2022(OLT);
- (J) Despite (I) above, there are no **building setbacks** required for an underground parking **structure**;
- (K) Despite Regulation 10.5.100.1(5), a **driveway** can have a maximum total width that exceeds 6.0 metres where passenger drop-off areas or **loading space** maneuvering areas are located within the **driveway**;
- (L) A minimum 1.5-metre wide strip of **soft landscaping** must be provided along the south **lot line**;
- (M) A minimum of 57.0 square metres of indoor **amenity space** and 45.0 square metres of outdoor **amenity space** must be provided.
- (N) Despite Regulation 150.5.20.1(2), a **home occupation** may have clients or customers attending the premises for consultations or receiving services.
- (O) Despite Regulations 230.5.10.1(2) and 230.5.10.1(5), **bicycle parking spaces** must be provided and maintained on the **lot** as follows:
  - (i) a minimum of 0.07 short-term **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.68 long-term **bicycle parking spaces** for each **dwelling unit**; and
- (P) Pursuant to Section 39 of the Planning Act, none of the provisions of this exception or By-law 569-2013 prevent the erection or use of a **building, structure**, addition or enlargement for a sales office, used exclusively for the initial sale and/or initial leasing of **dwelling units** on the lands shown on Diagram 1 of By-law 3-2022(OLT), for a period of no more than 3 years from the date that this by-law comes into effect.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law 7625. [ By-law: 3-2022(OLT) ]

**(75) Exception RM 75**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 3453 Victoria Park Avenue and 50-68 Morecambe Gate, if the requirements of Section 6 and Schedule A of By-law 108-2020 are complied with, a **building** or **structure** may be erected or used in compliance with (B) to (Q) below; [By-law 386-2020]
- (B) Despite Regulations 10.5.40.50(2) and 10.5.40.60(1), a platform without **main walls**, such as a deck, porch, balcony or similar **structure**, attached to or less than 0.3 metres from a **building**, is permitted to encroach into the required **building setbacks** a maximum of 2.6 metres;
- (C) Despite Regulations 10.5.40.60(2), 10.5.40.60(3), 10.5.40.60(5), and 10.5.40.60(6), window projections, architectural features, canopies and exterior stairs are permitted to encroach into the **required building setbacks** a maximum of 2.6 metres;
- (D) Despite Regulation 10.80.30.10(1), the required minimum **lot area** is 7,758 square metres;
- (E) Despite Clause 10.80.30.20, the required minimum **lot frontage** is 62 metres;
- (F) Despite Regulation 10.80.30.40(1)(B), the permitted maximum **lot coverage** is 47 percent;
- (G) Despite Regulation 10.80.40.1(2), the permitted maximum number of **dwelling units** on the **lot** is 142;
- (H) Despite Regulation 10.80.40.10(1)(B), the permitted maximum height for a **building** or **structure** is 19 metres;

- (I) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** in a **building** on a **lot** is 4;
- (J) Despite Regulation 10.80.40.40(1), the permitted maximum **floor space index** is 1.83;
- (K) Despite Regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 108-2020;
- (L) Regulation 10.80.40.80(1) does not apply;
- (M) Despite Regulation 10.80.40.80(2), the required minimum above-ground separation distances between the **main walls of residential buildings** is shown on Diagram 3 to By-law 108-2020;
- (N) The following minimum **amenity space** requirements apply:
  - (i) a minimum of 280 square metres of indoor **amenity space** is required; and
  - (ii) a minimum of 430 square metres of outdoor **amenity space** is required;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, off **street parking spaces** must be provided at the following minimum rates:
  - (i) 0.9 **parking spaces** for each one bedroom **dwelling unit** for residents;
  - (ii) 1.0 **parking space** for each two bedroom **dwelling unit** for residents;
  - (iii) 1.2 **parking spaces** for each three or more bedroom **dwelling unit** for residents; and
  - (iv) 0.2 **parking spaces** for each **dwelling unit** for visitors;
- (P) Despite Regulation 230.5.10.1(5), a minimum of 128 **bicycle parking spaces** is required, of which:
  - (i) 98 **bicycle parking spaces** must be "long-term" **bicycle parking spaces**; and
  - (ii) 30 **bicycle parking spaces** must be "short-term" **bicycle parking spaces**; and
- (Q) Despite Regulation 220.5.10.1(2), one Type "G" **loading space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law 108-2020] [By-law 386-2020]

**(76) Exception RM 76**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 682-1999.

**(77) Exception RM 77**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.19(9) of the City of North York zoning by-law 7625.

**(78) Exception RM 78**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.80.30.10(1)(C), the required minimum **lot area** is 4,500 square metres;
- (B) Despite regulation 10.80.30.20(B), the required minimum **lot frontage** is 45.0 metres;
- (C) Despite regulation 10.80.30.40(1)(A), the permitted maximum **lot coverage** is 33 percent;
- (D) The maximum permitted number of **dwelling units** is 26;
- (E) Despite regulation 10.80.40.40, the permitted maximum **gross floor area** of all **buildings** is 4,650 square metres;

- (F) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 185.15 metres and the highest point of a **building**;
- (G) Despite regulation 10.80.40.10(1), the permitted maximum height is shown in metres by the numbers following the symbol "HT" as shown on Diagram 3 attached to By-law 260-2020(LPAT);
- (H) Despite regulations 10.5.40.10(2), (3) and (4) the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law 260-2020(LPAT):
  - (i) a parapet wall, fence, safety railing, mechanical equipment, mechanical penthouse, stair, roof terrace access, terrace, trellis or privacy screen a maximum of 4.0 metres;
- (I) Despite Clause 10.80.40.70 and regulation 10.5.40.70(1), the required minimum **building setbacks** are as shown on Diagram 3 attached to of By-law 260-2020(LPAT);
- (J) Despite Clause 10.5.40.60 the following may encroach into the required minimum **building setbacks** as shown on Diagram 3 attached to By-law 260-2020(LPAT):
  - (i) architectural finishes, awnings, balconies, canopies, cornices, eaves, eaves troughs, fire shutter, garbage enclosure systems, gates, guards, intake and exhaust grills, lighting fixtures, porches, railings, rain water leaders and downspouts, ramps, retaining walls, stairs and stairwells, window sills and wells a maximum of 2.0 metres.
- (K) Despite regulation 10.5.50.10(1) on a **lot** with a **townhouse**, a minimum of 68 percent of the required **front yard landscaping** must be **soft landscaping**;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained below ground as follows:
  - (i) A minimum of 35 **parking spaces** must be provided for the residents of the **dwelling units**; and
  - (ii) A minimum of 6 **parking spaces** must be provided for the visitors of the **dwelling units**.
- (M) Despite 200.15.10, the required minimum number of accessible **parking spaces** is 1.
- (N) Despite regulation 230.5.10.1(5), **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) A minimum of 24 long-term **bicycle parking spaces**; and
  - (ii) A minimum of 3 short-term **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: 260-2020(LPAT) ]

(79) Exception RM 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 168-184 Clonmore Drive, if the requirements in Section 6 and Schedule A of By-law 690-2020(LPAT) are complied with, the erection or use of a **building, structure**, addition or enlargement is permitted in compliance with (B) to (V) below.
- (B) The permitted maximum number of **dwelling units** is 121.
- (C) Despite regulation 10.80.30.10(1), the required minimum **lot area** is 9,500 square metres.
- (D) Despite regulation 10.80.30.20(1), the required minimum **lot frontage** is 100 metres.
- (E) Despite regulation 10.80.40.40(1), the permitted maximum **gross floor area** is 12,500 square metres.
- (F) Despite regulation 10.80.30.40(1), the permitted maximum **lot coverage** is 41 percent.
- (G) For purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 128.44 metres.
- (H) Despite regulation 10.80.40.10(1), the permitted maximum height of any **building** or **structure** is 14.5 metres.
- (I) Regulations 10.5.40.10(2), (3) and (4) do not apply.
- (J) Despite regulation 10.80.40.10(3), the number of **storeys** is not limited.
- (K) Despite regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 690-2020(LPAT).
- (L) Despite (K) above and regulation 10.5.40.60(3)(A)(i), exterior stairs may encroach into a required minimum **building setback** if the stairs are no longer than 1.55 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the **building** or **structure**.



- (M) Despite Clause 10.80.40.80, the required minimum above-ground separation distance between the **main walls** of any **building** must comply with the distance in metres specified by the numbers on Diagram 3 of By-law 690-2020(LPAT).
- (N) Despite (M) above, and regulation 10.5.40.60(3)(A)(i), exterior stairs may encroach into a required minimum **building setback** if the stairs are no longer than 1.55 horizontal units for each 1.0 vertical unit above the ground at the point where the stairs meet the **building** or **structure**.
- (O) Despite regulation 10.5.50.10(4), a minimum of 45 percent of the area of the **lot** must be **landscaping**, of which a minimum of 50 percent must be **soft landscaping**.
- (P) Despite regulation 10.5.50.10(5) one walkway is permitted to be 0.8 metres from the **lot line** abutting a **lot** in the Residential Zone category within 14 metres of the **front lot line**, and one walkway may be 0 metres from the **lot line** abutting a **lot** in the Residential Zone category if the walkway is perpendicular to the **lot line** and has a maximum width of 2.1 metres or less.
- (Q) Despite regulation 10.5.100.1(5), (7) and (8), a hammerhead turnaround **driveway** is permitted, with a maximum width of 7.5 metres.
- (R) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions: length of 5.6 metres, width of 3.4 metres and vertical clearance of 2.1 metres.
- (S) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- (T) Regulations 200.15.1(4) and 200.15.1.5(1), regarding the location of accessible **parking spaces**, do not apply.
- (U) Outdoor **amenity space** must be provided at a rate of 2.5 square metres for each **dwelling unit**.
- (V) Despite regulation 230.5.1.10(4), the minimum width of a **stacked bicycle parking space** is 0.45 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 690-2020(LPAT) ]

(80) Exception RM 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 665, 667, 669 and 671 Sheppard Avenue West, a **building**, **structure**, addition or enlargement is permitted in compliance with (B) through (P) below;
- (B) For the purposes of this exception:
  - (i) the **lot** is the land outlined by heavy lines on Diagram 1 attached to By-law 828-2020; and
  - (ii) **established grade** is 186.73 metres Canadian Geodetic Datum.
- (C) In addition to the **residential building** types listed in Regulation 10.80.20.40(1), a **townhouse** is a permitted **residential building** type;
- (D) A **home occupation** located in the first **storey** of a **dwelling unit** facing Sheppard Avenue West with direct pedestrian access to a public sidewalk:
  - (i) may include the following uses: **artist studio**, office, **custom workshop** making articles or products to be sold at retail on the **premises**, **service shop** and **personal service shop**, conducted only by a member or members of the household who reside in the **dwelling unit** as their principal residence;
  - (ii) is not subject to Regulations 150.5.20.1(1)(A) and (B), (2), (4), 150.5.40.1(1), and 150.5.40.40(1); and
  - (iii) Despite Regulations 150.5.20.1(1)(C) and (D), a **home occupation** may be an office or medical office for a chiropractor, massage therapist, or acupuncturist.
- (E) Despite Clause 10.5.40.40, the **gross floor area** of all **buildings** on the **lot** may be reduced by:
  - (i) parking, loading and bicycle parking below **established grade**;
  - (ii) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
  - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
  - (iv) shower and change facilities required by this By-law for required **bicycle parking spaces**;
  - (v) indoor **amenity space**;
  - (vi) elevator shafts;
  - (vii) garbage shafts;
  - (viii) mechanical penthouses; and
  - (ix) exit stairwells in the **building**.

- (F) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** of all **buildings** on the **lot** is 5450 square metres;
- (G) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 50 percent;
- (H) Despite Regulation 10.80.40.1(2), the permitted maximum number of **dwelling units** on the **lot** is 65;
- (I) Despite Regulations 10.80.40.10(1) and (3), the permitted maximum height of a **building** or **structure** is the numerical value following the symbol "HT" and the permitted maximum number of **storeys** is the numerical value following the symbol "ST" as shown on Diagram 3 attached to By-law 828-2020;
- (J) Despite Regulations 10.5.40.10(2), (3) and (4), and (I) above, the following elements may project above the permitted maximum height:
- (i) wind screens, parapets, awnings, guard rails, railings and dividers, public art, **structures** for open air recreation, pergolas, trellises, balustrades, eaves, screens, stairs, stair/elevator access, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features and screens, **landscaping**, elements of a **green roof** and insulation and roof surface materials, planters, heating, mechanical equipment and any associated enclosure, elevator overrun, cooling and ventilating equipment and **structures** used for safety above the maximum height limit shown on Diagram 3 attached to By-law 828-2020;
  - (ii) The maximum height of rooftop mechanical equipment and stair/elevator access is 4 metres.
- (K) Despite Clauses 10.5.40.70, 10.80.40.70 and 10.80.40.80, the required minimum **building setbacks** and required separation distances between **main walls** of **buildings** are shown in metres on Diagram 3 attached to By-law 828-2020;
- (L) Despite Clause 10.5.40.60 and Regulation (K) above, the following elements may encroach into a required **building setback** or required separation distance between **main walls**:
- (i) site servicing features (including but not limited to exhaust shafts and retaining walls), art and landscape features, fences, screens, awnings, canopies, planters, ventilation shafts, stairs, guardrails, balustrades, stair enclosures and associated **structures**, cornices, light fixtures, ornamental elements, parapets, architectural features, patios, decks, pillars, trellises, columns, balconies, terraces and support **structures**, thermal insulation, eaves, window sills, bay windows, underground garage ramps and associated **structures**; and
  - (ii) The elements listed in L.(i) above may not encroach beyond a **lot line**.
- (M) Clause 10.5.50.10, with respect to required **landscaping**, does not apply;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) 41 **parking spaces** for residents; and
  - (ii) 9 **parking spaces** for the shared use of visitors to **dwelling units** and **home occupation** uses.
- (O) Regulations 230.5.1.10(7)(B) and 230.5.10.1(1) do not apply. **Bicycle parking spaces** shall be provided as follows:
- (i) A minimum of 44 "long term" **bicycle parking spaces**; and
  - (ii) A minimum of 5 "short term" **bicycle parking spaces**.
- (P) An **Apartment Building** or **Townhouse** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law 7625. [ By-law: 828-2020 ]

(81) Exception RM 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 221 O'Connor Dr., Section 7.5.4.33, of the former Borough of East York zoning by-law 6752.

(82) Exception RM 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 681-1999; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

**(83) Exception RM 83**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30231.

**(84) Exception RM 84**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 285-1998.

**(85) Exception RM 85**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 928 Millwood Rd., Section 6.7.5.3, of the former Town of Leaside zoning by-law 1916.

**(86) Exception RM 86**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1325, 1327, 1335, 1345, 1347, 1351, 1353 and 1365 Bayview Ave., 2 and 4 Sutherland Dr., 2, 3, 4 and 5 Airdrie Rd. and **Lot 79**, Registered Plan 2122 (Kelvingrove Apartments), Section 6.6.4.1, of the former Town of Leaside zoning by-law 1916. [ By-law: 1092-2021 ]

**(87) Exception RM 87**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1102 Broadview Ave., Section 7.3.4.1, of the former Borough of East York zoning by-law 6752.

**(88) Exception RM 88**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 69-75 Chapmen Ave., Section 7.5.4.3, of the former Borough of East York zoning by-law 6752.

(89) Exception RM 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 200 Dawes Rd., Section 7.5.4.4, of the former Borough of East York zoning by-law 6752.

(90) Exception RM 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 45-51 Chapman Ave., Section 7.5.4.5, of the former Borough of East York zoning by-law 6752.

(91) Exception RM 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 43 Chapman Ave., Section 7.5.4.6, of the former Borough of East York zoning by-law 6752.

(92) Exception RM 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the **building** types permitted in 10.80.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(93) Exception RM 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21552; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(94) Exception RM 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 152 and 154 Floyd Ave., Section 7.5.4.23, of the former Borough of East York zoning by-law 6752.

(96) Exception RM 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 50 Underhill Dr., Section 64.19(6) of the City of North York zoning by-law 7625.

(97) Exception RM 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 33 George Webster Rd., Section 7.6.4.1, of the former Borough of East York zoning by-law 6752.

(98) Exception RM 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 29 George Webster Rd., Section 7.6.4.2, of the former Borough of East York zoning by-law 6752.

(99) Exception RM 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

(A) On 31 George Webster Rd., Section 7.6.4.3, of the former Borough of East York zoning by-law 6752.

(100) Exception RM 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 40% for an **apartment building**;
- (B) The maximum height is 3 **storeys** for an **apartment building**;
- (C) The minimum **front yard setback** is 7.0 metres for an **apartment building**;
- (D) The minimum **rear yard setback** is 12.0 metres for an **apartment building**;
- (E) The minimum **side yard setback** is 3.0 metres for an **apartment building**; and
- (F) The minimum on-site parking rate is 1.25 **parking spaces** per **dwelling unit** for an **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(101) Exception RM 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31616; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(103) Exception RM 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

- (A) On 2953 Bathurst St., Section 64.19(2) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(104) Exception RM 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

- (A) Section 64.19(1) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(105) Exception RM 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28554.

(106) Exception RM 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

- (A) On 1945 Lawrence Ave. W., Section 16(419) of the former City of York zoning by-law 1-83.

(107) Exception RM 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 22713.

(108) Exception RM 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25208.

(109) Exception RM 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On land municipally known as 579, 581, 583 and 585 Lawrence Avenue West in the year 2021, if the requirements of By-law 1270-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (N) below:
- (B) The maximum permitted number of **dwelling units** is 25;
- (C) Despite Regulation 10.5.40.10(1), the height of a **building** is the distance between the below indicated Canadian Geodetic Datum elevations and the elevation of the highest point of the **building**:
- (i) 181.97 metres for the **building** labeled "Block 1" as shown on Diagram 5 attached to By-law 1270-2022(OLT); and
  - (ii) 182.58 metres for the **building** labeled "Block 2" as shown on Diagram 5 attached to By-law 1270-2022(OLT);
- (D) Despite Regulation 10.80.40.10(1)(A), the permitted maximum height for each **building** or **structure** is the numerical value measured in metres following the HT symbol as shown on Diagram 5 attached to By-law 1270-2022(OLT);
- (E) Despite Regulation 10.80.40.10(3)(A), the permitted maximum number of **storeys** for each **building** or **structure** is the numerical value following the ST symbol as shown on Diagram 5 attached to By-law 1270-2022(OLT);
- (F) Despite Regulations 10.5.40.10(3) and (4), the following may project above the permitted maximum height as shown on Diagram 5 attached to By-law 1270-2022(OLT) by a maximum of 2.0 metres: parapets, skylights, balustrades, trellises, pergolas, railings, light fixtures, dividers including privacy screens and fences, and mechanical and electrical equipment and their enclosures;
- (G) For the purpose of this exception, enclosed rooftop stair accesses are not considered a **storey** and any enclosed rooftop accesses must not contain any habitable space;
- (H) Despite Regulation 10.80.40.40(1)(B), the permitted maximum floor space index is 1.6 times the area of the **lot**;
- (I) Despite Regulation 10.5.40.70(1), Clause 10.80.40.70, and Clause 10.80.40.80, the required minimum **building setbacks** and required minimum above-ground distance between the **main walls** is as shown, in metres, on Diagram 5 attached to By-law 1270-2022(OLT);
- (J) Despite Regulations 10.5.40.60(1)(A), (1)(D), (3)(A), (5) and (6), the following may encroach into the required minimum **building setbacks**:
- (i) a platform without **main walls**, including a balcony and associated safety railings, may encroach into the required **rear yard setback** to a maximum of 1.7 metres;
  - (ii) a platform without **main walls**, including a porch and associated roof, canopy, awning or similar **structure**, exterior stairs and railings providing access to a **building** or **structure** may encroach into the required **front yard setback** to a maximum of 2.0 metres;
  - (iii) architectural features such as a pilaster, decorative column, cornices, eaves troughs, sills, belt courses or screens, mechanical equipment such as satellite dishes, antenna or air conditioners and light fixtures may encroach to a maximum of 0.9 metres; and
  - (iv) a bay window, box window or other window projection from a main wall of a **building**, which increases the floor area or enclosed space and may touch the ground, may encroach to a maximum of 0.75 metres.
- (K) Despite Regulation 10.5.50.10(4), a **lot** with an **apartment building** must have a minimum of 22 percent of the area of the **lot** for **landscaping**, including a 3.0 metre wide **landscaping** buffer that must be abutting the entire length of the **rear lot line** as shown on Diagram 5 attached to By-law 1270-2022(OLT) and the **landscaping** buffer must be wholly comprised of **soft landscaping** with the exception of curbs, fencing, and transformer vaults and associated pads;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following:
- (i) A minimum of 24 **parking spaces** for residents; and
  - (ii) A minimum of 4 **parking spaces** for visitors;
- (M) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) Length of 5.6 metres;
  - (ii) Width of 3.4 metres;
  - (iii) Vertical clearance of 2.1 metres; and
  - (iv) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;

- (N) Despite Regulation 200.15.10(1), of the required minimum **parking spaces** that must be provided on the **lot**, the minimum required number of accessible **parking spaces** is 1.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law 7625. [ By-law: 1270-2022(OLT) ]

(110) Exception RM 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 4 **dwelling units** are permitted, subject to the following:
- (i) the minimum **lot area** is 470 square metres;
  - (ii) the minimum **lot frontage** is 18 metres;
  - (iii) the maximum height of the **building** is 7.5 metres;
  - (iv) the maximum floor space index is 1.0;
  - (v) the minimum **front yard setback** is 2.7 metres;
  - (vi) the minimum **rear yard setback** is 1.0 metres;
  - (vii) the minimum **side yard setbacks** are 2.4 metres on the east side and 0.0 metres on the west side;
  - (viii) the minimum area used for **landscaping** which included ground and roof decks is 140 square metres;  
and
  - (ix) the minimum height of privacy fencing enclosing ground and roof decks is 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(111) Exception RM 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31540.

(112) Exception RM 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.18(10) of the City of North York zoning by-law 7625.

(113) Exception RM 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) A balcony, enclosed porch and associated roof overhang may encroach into a required yard a maximum of 2.0 metres;
- (C) The minimum **building setback** from all other **lot lines** except that do not abut Highway 401 is 6.8 metres;
- (D) The maximum height is the lesser of 3 **storeys** and 11.0 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**:
- (i) a minimum of 1.0 **parking space** per **dwelling unit** must be located within a **building**; and
  - (ii) a minimum of 0.3 spaces per **dwelling unit** must be for visitors; and



(F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(114) Exception RM 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 7.5 metres if the **lot line** abuts Meadowvale Rd.; and
- (ii) 3.0 metres in all other cases;

(B) The minimum **building setback** from a **lot line** that abuts a **street** for underground **structures** is 1.0 metre;

(C) The minimum **building setback** from the north **lot line** that does not abut a **street** is 4.1 metres;

(D) The maximum height is 13.0 metres;

(E) **Parking spaces** must be provided at a minimum rate of 1.6 **parking spaces** per **dwelling unit**, and of those **parking spaces**:

- (i) a minimum of 1.4 **parking spaces** per **dwelling unit** is for use by the resident; and
- (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** is for visitors parking;

(F) **Parking spaces** are permitted to be located in a **street yard**; and

(G) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(115) Exception RM 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from the north **lot line** that does not abut a **street** is 4.1 metres;

(C) The maximum height is 13.0 metres;

(D) **Parking spaces** must be provided at a minimum rate of 1.6 **parking spaces** per **dwelling unit**, and of those **parking spaces**:

- (i) a minimum of 1.4 **parking spaces** per **dwelling unit** is for use by the resident;
- (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** is for visitors parking; and
- (iii) one required **parking space** may be provided on Block 2, R.P 66M-2308; and

(E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(116) Exception RM 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-laws 25575 and 25734.

(117) Exception RM 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

(A) Section 64.20(10) of the City of North York zoning by-law 7625.

(118) Exception RM 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is:

- (i) 8.0 metres for a **detached house**; and
- (ii) 12.0 metres for a **semi-detached house** or **duplex**; and

(B) The maximum floor space index is 0.8.

Prevailing By-laws and Prevailing Sections:

(A) On 24 Pinehill Cres., Section 16(51) of the former City of York zoning by-law 1-83. [ By-law: 451-2022 ]

(119) Exception RM 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is:

- (i) 8.0 metres for a **detached house**; and
- (ii) 12.0 metres for **semi-detached house** or **duplex**; and

(B) The maximum floor space index is 0.8.

Prevailing By-laws and Prevailing Sections:

(A) On 1202 Jane St., Section 16(382) of the former City of York zoning by-law 1-83. [ By-law: 451-2022 ]

(120) Exception RM 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 9.0 metres;

(B) The minimum **building setback** from a **side lot line** is:

- (i) 5.7 metres if the **side lot line** abuts a **street**; and
- (ii) a distance equal to half the height of the **building** in all other cases;

(C) The maximum **lot coverage** is 25%;

(D) A maximum of 50% of the **interior floor area** of the **first floor** must be used for **dwelling units**; and

(E) A minimum 1.5 metre wide **landscaped** buffer strip must be provided along any **lot line** abutting a **lot** in a resident zone category.

Prevailing By-laws and Prevailing Sections: (None Apply)

(121) Exception RM 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from **lot line** that abuts the **street** is:

- (i) 27.0 metres if the **lot line** abuts Kennedy Rd.; and
- (ii) 6.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is 4.5 metres;

(C) A required **parking space** must be located in the **residential building**; and

(D) A below grade parking **structure** a **structure** is permitted to encroach into a required yard setback that abuts a **street** the greater of :

- (i) 3.0 metres; and
- (ii) a distance equal to the distance from the surface of the lowest floor used for parking to finished grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(122) Exception RM 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to Regulation 5.10.30.20(1), the **lot line** separating the **corner lot** from Chapman Road is selected as the **front lot line** for By-law 205-2022;
- (B) Despite Regulation 10.80.30.40(1), no **lot coverage** applies;
- (C) Despite Regulation 10.5.40.10(1) the height of the **building or structure** is the distance between Canadian Geodetic Datum elevation of 147.25 metres and the elevation of the highest point of the **building or structure**;
- (D) Despite Regulations 10.80.40.10(1) and (3), the permitted maximum height of a **building or structure** is the height in metres specified by the numbers following the symbol "HT" and the number of **storeys** following the symbol "ST" on Diagram 3 of By-law 205-2022;
- (E) In addition to Regulation 10.5.40.10(2), the following **structures** on the roof of a **building** may also exceed the permitted maximum height for that **building**:
  - (i) Parapets, elements of a **green roof** and roof build up above slab, to a maximum of 1.8 metres;
  - (ii) Architectural roof features in the hatched area as shown on Diagram 3 of By-law 205-2022, to a maximum of 4.0 metres;
  - (iii) Awnings, light fixtures, lightning rods and eaves to a maximum of 2.5 metres;
  - (iv) Balcony or terrace guardrails and railings, to a maximum of 2.5 metres over portions of the **building** with maximum heights of 6 metres and 9.5 metres on Diagram 3 of By-law 205-2022; and
  - (v) Trellises, landscape and public art features, outdoor recreation and amenity area elements and partitions, and wind and noise mitigation structures, to a maximum of 4.0 metres;
- (F) Despite Regulation 10.5.40.40(3), the **gross floor area** of a **building** is reduced by the area in the **building** used for:
  - (i) **Parking spaces, loading spaces and bicycle parking spaces** below grade;
  - (ii) Required **loading spaces** and required **bicycle parking spaces** at or above grade;
  - (iii) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
  - (iv) Shower and change facilities required by this By-law for required **bicycle parking spaces**;
  - (v) Indoor **amenity space** required by this By-law;
  - (vi) Elevator shafts;
  - (vii) Garbage shafts;
  - (viii) Mechanical penthouse;
  - (ix) Exit stairwells in the **building**; and
  - (x) Voids within the floor used to create a double height space;
- (G) Despite Regulations 10.5.40.70(1) and 10.80.40.70 the required minimum **building setbacks** are as shown on Diagram 3 of By-law 205-2022;
- (H) In addition to Regulations 10.5.40.60(2), (3), (5), (7) and (8):
  - (i) Canopies and awnings may encroach into any required minimum **building setback** to a maximum of 5.0 metres;
  - (ii) Architectural features and roof projections may encroach into any required minimum **building setback** to a maximum of 1.0 metres;
  - (iii) Wall mounted lighting may encroach into any required minimum **building setback** to a maximum of 0.6 metres; and
  - (iv) Exterior stairs may be located 0.0 metres from a **lot line**;
- (I) Despite Regulation 200.15.1(1), accessible **parking spaces** must comply with the following minimum dimensions:
  - (i) Length of 5.6 metres;

- (ii) Width of 3.4 metres; and
- (iii) Vertical clearance of 2.1 metres;
- (J) Despite Regulation 200.15.1(4) accessible **parking spaces** may be located below grade at the same level as a pedestrian entrance to an elevator lobby; and
- (K) Despite Clause 220.5.10.1, **loading spaces** must be provided as follows:
  - (i) One (1) Type "B".

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 205-2022 ]

(123) Exception RM 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is 275 square metres for a **detached house**; and
- (B) The minimum **lot frontage** is 9.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(124) Exception RM 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands may be used for a **detached house** provided the minimum **side yard setback** on the east side of the lands is 1.2 metres; and
- (B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(125) Exception RM 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 23 Pendeen Avenue, Section 16(93) of the former City of York zoning by-law 1-83.

(126) Exception RM 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(14) of the former City of York zoning by-law 1-83.

(127) Exception RM 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 273-299 Scarlett Rd., Section 16(147) of the former City of York zoning by-law 1-83. [ By-law: 801-2020 ]

(128) Exception RM 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

- (A) On 708-710 Jane St., Section 16(213) of the former City of York zoning by-law 1-83.

(129) Exception RM 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only permitted use of the lands is **driveways** and **parking spaces** in relation to the use at 702 Jane St.

Prevailing By-laws and Prevailing Sections: (None Apply)

(130) Exception RM 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The ground floor and **basement** of the **building** on the lands may be used as a **retail store**; and
- (B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(131) Exception RM 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) One extension of the existing **building** on the lands is permitted;
- (B) The minimum **lot area** is 275 square metres for a **detached house**; and
- (C) The minimum **lot frontage** is 9.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(132) Exception RM 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands subject to this exception must be used only for a yard of a **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(133) Exception RM 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is 275 square metres for a **detached house**; and
- (B) The minimum **lot frontage** is 9.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(81) of the former City of York zoning by-law 1-83.

(134) Exception RM 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands subject to this exception must be used only for a yard of a **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(135) Exception RM 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

(A) On 518 and 520 Riverside Dr., Section 16(242) of the former City of York zoning by-law 1-83.

(136) Exception RM 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 1311 Weston Rd., Section 16(214) of the former City of York zoning by-law 1-83.

(137) Exception RM 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 1230 and 1234 Weston Rd., Section 16(288) of the former City of York zoning by-law 1-83.

(138) Exception RM 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 66 Trethewey Dr., Section 16(420) of the former City of York zoning by-law 1-83.

(139) Exception RM 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 89 Brownville Ave., Section 16(241) of the former City of York zoning by-law 1-83.

(140) Exception RM 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) Section 16(235) of the former City of York zoning by-law 1-83.

(141) Exception RM 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 52 Cliff St., Section 16(363) of the former City of York zoning by-law 1-83.

(142) Exception RM 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The **duplex** on the lands must have a minimum **side yard setback** on the north-east **lot line** of 3.0 metres; and

(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(143) Exception RM 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **side yard setback** of the south **lot line** of the land may be 0.50 metres; and

(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(144) Exception RM 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 80 and 82 Gray Ave., Section 16(228) of the former City of York zoning by-law 1-83.

(145) Exception RM 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands may be used for 3 **detached houses**. For each **lot**:
  - (i) the minimum **lot frontage** is 7.6 metres;
  - (ii) the minimum **lot area** is 230 square metres;
  - (iii) the minimum **front yard setback** is 6.1 metres;
  - (iv) the minimum **rear yard setback** is 10.0 metres;
  - (v) the minimum **side yard setback** is 0.91 metres;
  - (vi) the maximum floor space index is 0.6; and
  - (vii) the maximum **building** height is 2 **storeys**;
- (B) The minimum **lot frontage** is 12.0 metres for a **semi-detached house** or **duplex**;
- (C) The maximum number of **dwelling units** permitted on a **lot** is 2; and
- (D) The maximum floor space index is 0.8 for a **semi-detached house** or **duplex**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(146) Exception RM 146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands may be used for a **Vehicle Fuel Station** and a **Vehicle Service Shop**. Overnight parking or storage of trucks or tractor trailers is not permitted; and
- (B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(147) Exception RM 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **place of worship** on the lands may be enlarged if the minimum **side yard setback** on the east side of the lands is 3 metres and the **rear yard setback** existing on May 2, 1960 is maintained; and
- (B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(148) Exception RM 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

- (A) On 2352 St. Clair Ave. W., Section 16(302) of the former City of York zoning by-law 1-83.

(149) Exception RM 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

- (A) On 2490 St. Clair Ave. W., Section 16(340) of the former City of York zoning by-law 1-83.



(150) Exception RM 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands may be used for a maximum of two **dwelling units** and one **retail store**; and
- (B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(151) Exception RM 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands subject to this exception may be used for the parking and the storage of **vehicles**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(153) Exception RM 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

- (A) Section 16(133) of the former City of York zoning by-law 1-83.

(154) Exception RM 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(45) of the former City of York zoning by-law 1-83.

(155) Exception RM 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 18688.

(156) Exception RM 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(23) of the former City of York zoning by-law 1-83.

(157) Exception RM 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

- (A) On 40 Croham Rd., Section 16(96) of the former City of York zoning by-law 1-83.

(158) Exception RM 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(97) of the former City of York zoning by-law 1-83

(159) Exception RM 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 6 **detached houses** is permitted;
- (B) The minimum **lot frontage** is 7.5 metres for a **detached house**;
- (C) The minimum **front yard setback** is 7.5 metres for a **detached house**; and
- (D) The minimum **side yard setback** is 0.75 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(160) Exception RM 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(62) of the former City of York zoning by-law 1-83.

(161) Exception RM 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

- (A) Section 16(145) of the former City of York zoning by-law 1-83.

(162) Exception RM 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Section:

(A) On 220 Bowie Avenue, Section 16(381) of the former City of York zoning by-law 1-83.

(163) Exception RM 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 216 Schell Rd., Section 16(231) of the former City of York zoning by-law 1-83.

(165) Exception RM 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(166) Exception RM 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 41 **detached houses** is permitted;
- (B) The minimum **lot area** is 240 square metres for a **detached house**;
- (C) The minimum **lot frontage** is 8.0 metres for a **detached house**;
- (D) The maximum **lot coverage** is 50% for a **detached house**;
- (E) The maximum **building** height is 11.0 metres for a **detached house**;
- (F) The maximum floor space index is 0.80 for a **detached house**;
- (G) The minimum **front yard setback** is 4.5 metres, except for a garage door the setback is 6.0 metres, for a **detached house**;
- (H) The minimum **rear yard setback** is 6.0 metres for a **detached house**;
- (I) The minimum **side yard setback** is 0.3 metres on one side and 1.2 metres on the other side for a **detached house**; and
- (J) The minimum **soft landscaping** on a **lot** is 40% for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(167) Exception RM 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum height of any **building** is 16 metres with no more than 5 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(168) Exception RM 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** must be used for **dwelling units**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(169) Exception RM 169

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is 6.4 metres;
- (D) The minimum **building setback** from a **rear lot line** is 1.5 metres; and
- (E) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(170) Exception RM 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** must be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(171) Exception RM 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 2.4 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** must be used for **dwelling units**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(172) Exception RM 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts the **street** is 6.0 metres;

- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%; and
- (D) A **nursing home** is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(173) Exception RM 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** permitted is:
  - (i) two **dwelling units**, which may include a **duplex**, on a **lot** with a minimum 15.0 metres frontage on a **street** and a minimum **lot area** of 510 square metres; or , one **dwelling unit** on a **lot** with a minimum 7.5 metre frontage on a **street** and a minimum **lot area** of 255 square metres;
  - (ii) four **dwelling units**, which include a **fourplex**, on a **lot** with a minimum 21.0 metre frontage on a **street** and a minimum **lot area** of 780 square metres; or, one **dwelling unit** on a **lot** with a minimum 5.25 metre frontage on a **street** and a minimum area of 195 square metres; and
  - (iii) for all other **dwelling unit** types, 1 **dwelling unit** per 199 square metres of **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **lot line** that abuts the **street** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(174) Exception RM 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts the **street** is 9.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **lot line** in the RD zone is 12.0 metres;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is 10.5 metres;
- (D) The maximum **lot coverage** is 30%;
- (E) A minimum of 50% of the **lot** must be used for no other purpose than **landscaping**;
- (F) A garbage storage **building** may be located between a **lot line** abutting a **street** and the **residential buildings** if it is set back from a **lot line** that abuts a **street** a minimum 1.5 metres;
- (G) **Parking spaces** must be provided at a minimum rate of 1.2 **parking spaces** per **dwelling unit** with:
  - (i) a minimum of 1.0 enclosed **parking space** must be provided per **dwelling unit**; and
  - (ii) a minimum of 0.2 **parking space** must be surface **parking spaces** for visitors; [ By-law: 348-2021 ]
- (H) The minimum dimensions for an enclosed **parking space** is 2.7 metres in width by 5.7 metres in length; and [ By-law: 348-2021 ]
- (I) The lands located between Town Haven Place and the **side lot lines** of 796 and 802 Midland Ave. must be used for **soft landscaping**. [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(175) Exception RM 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 965 Jane St., Section 16(289) of the former City of York zoning by-law 1-83.

(176) Exception RM 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(75) of the former City of York zoning by-law 1-83.

(177) Exception RM 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(34) of the former City of York zoning by-law 1-83.

(178) Exception RM 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Section:

(A) On 160, 162, 164, 166 and 168 Marlee Avenue and 398 Ridelle Ave., Section 16(170) of the former City of York zoning by-law 1-83.

(179) Exception RM 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 12.0 metres for a **semi-detached house** or **duplex**.

Prevailing By-laws and Prevailing Section:

(A) 406 and 406A Hopewell Ave., Section 16(318) of the former City of York zoning by-law 1-83.

(180) Exception RM 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(64) of the former City of York zoning by-law 1-83.

(181) Exception RM 181

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 2808 to 2810 Keele Street, if the requirements of By-law 923-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;
- (B) Regulation 10.80.30.40 with regards to **lot coverage** does not apply;
- (C) Despite Regulation 10.80.30.20(1)(A), the required minimum **lot frontage** is 20 metres;
- (D) Despite Regulation 10.80.40.10(1)(B) the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 923-2022;
- (E) The required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres;
- (F) Despite Regulation (D) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law 923-2022, except for within the area labeled "HT=42m";
  - (i) elevator overruns, vents, chimneys, exhaust flues, and garbage chute overruns, equipment for heating, cooling or ventilation, stair enclosures and lightning rods by a maximum of 5.0 metres;
  - (ii) terraces and balcony guards, elements of a **green roof** and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features, awnings, lighting fixtures, ornamental elements, columns, trellises, window sills, balustrades, eaves, outdoor recreation and amenity space elements, partitions dividing outdoor recreation and amenity spaces, wind mitigation, noise mitigation, equipment for electrical, utility, mechanical, and roof access by a maximum of 3.0 metres;
  - (iii) window washing equipment by a maximum of 5.0 metres; and
  - (iv) a ladder for maintenance purposes by a maximum of 1.2 metres;
- (G) Despite Regulation 10.80.40.40(1)(A) the permitted maximum **gross floor area** on the **lot** is 24,385 square metres;
- (H) **Dwelling units** must be provided in the **building** in accordance with the following unit mix:
  - (i) a minimum of 5 percent must be bachelor **dwelling units**;
  - (ii) a minimum of 48 percent must be one bedroom **dwelling units**;
  - (iii) a minimum of 37 percent must be two bedroom **dwelling units**; and
  - (iv) a minimum of 10 percent must be three bedroom or greater **dwelling units**.
- (I) Despite Clauses 10.80.40.70 and 10.80.40.80, the required minimum **building** setbacks and required separation of **main walls** are as shown in metres on Diagram 3 of By-law 923-2022;
- (J) Despite Clause 10.5.40.60 and (I) above, the following elements of a **building** or **structure** are permitted to encroach into the required **building** setbacks shown on Diagram 3 of By-law 923-2022;
  - (i) exterior stairways, cornices, canopies, chimneys, waste storage and loading space enclosures, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, stairs, stair enclosures, bollards, vents, fences, wind or privacy screens, landscaping elements (including **green roofs**), terraces, decorative or architectural features, bay windows, ramps, ramp enclosures, **parking garage** ramps and associated **structures**, retaining walls, elevator overruns, heating, cooling or ventilating equipment, pilasters and sills, porches and decks, either excavated or unexcavated, pipes, and utility equipment by a maximum horizontal projection of 3.0 metres;
  - (ii) notwithstanding (J)(i), balconies shall not be permitted abutting the north **side yard** on the second and third **storeys** where the setback is 2.5 metres or less;
  - (iii) notwithstanding (J)(i), terraces shall not be permitted abutting the north **side yard** on the third **storey**, where the second **storey** setback is 2.5 metres or less.
- (K) Despite Regulation 10.5.50.10(4), 2,900 square metres of **landscaping** is required to be provided on the **lot**, of which 1,181 square metres of the required **landscaping** must be composed of **soft landscaping**;
- (L) Regulation 10.5.50.10(5) with regards to **landscaping** requirements for an **apartment building** abutting another residential **lot** does not apply;
- (M) Despite Regulations 200.5.1.10(1), 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lot in accordance with the following minimum requirements:
  - (i) a minimum of 0.45 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.08 residential visitor **parking spaces** for each **dwelling unit**.

- (N) None of the provisions of Regulation 200.15.10 as amended by By-law 89-2022 apply, provided Regulation 200.15.10 as it read prior to February 3, 2022 is complied with;
- (O) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located within 20.0 metres of a barrier free entrance to a **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (P) Despite Regulation 230.5.1.10(4), the minimum dimension of a **stacked bicycle parking space** is:
  - (i) Minimum length of 1.8 metres;
  - (ii) Minimum width of 0.43 metres; and
  - (iii) Minimum vertical clearance of 1.2 metres.
- (Q) Despite Regulation 220.5.10.1(2), one Type "G" **loading space** is required to be provided on the **lot**;
- (R) For the purpose of this exception, **established grade** is the Canadian Geodetic Elevation of 184.5 metres; and
- (S) In addition to the requirements of Section 150.5, **Home Occupation** is permitted only on the ground floor of the **building** for a maximum of three (3) **dwelling units** facing Keele Street.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning By-law 7625.

(182) Exception RM 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 8.9 metres;
- (B) The minimum **building setback** from a **side lot line** is half the height of the **building**;
- (C) The minimum **building setback** from a **side lot line** for a garages is 0.45 metres;
- (D) The maximum **lot coverage** is 33%; and
- (E) The portion of **building** with a **parking space** may be located in a **side yard** if it is at least 0.45 metres from the **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(183) Exception RM 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only **dwelling units** in a **fourplex** are permitted;
- (B) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The maximum **building** height is 9.0 metres;
- (E) **Parking spaces** must be provided at the minimum rate of 1.6 **parking spaces** per **dwelling unit**
- (F) Visitor **parking spaces** must be provided at a minimum rate of 0.3 **parking spaces** per **dwelling unit**; and
- (G) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(184) Exception RM 184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
- (B) One addition of a maximum of 33 square metres is allowed to the existing **detached house**, if the minimum west **side yard setback** is 0.26 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)



(185) Exception RM 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 1751 and 1753 Keele St., Section 16(404) of the former City of York zoning by-law 1-83.

(186) Exception RM 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(172) of the former City of York zoning by-law 1-83.

(187) Exception RM 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 537 Silverthorn Ave., Section 16(312) of the former City of York zoning by-law 1-83.

(188) Exception RM 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and

(B) The private garage located on the north side of the **residential building** on the **lot** may not project more than 1.7 metres from the **main wall** of the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(189) Exception RM 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and

(B) The walls of the private garages on the lands must be a minimum of 3.0 metres from the **street** line.

Prevailing By-laws and Prevailing Sections: (None Apply)

(190) Exception RM 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(163) of the former City of York zoning by-law 1-83.

(191) Exception RM 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and

(B) One addition of a maximum of 28 square metres to the rear of the existing dwelling is allowed.

Prevailing By-laws and Prevailing Sections: (None Apply)

(192) Exception RM 192

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) 438 Silverthorn Ave., Section 16(106) of the former City of York zoning by-law 1-83.

(193) Exception RM 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(38) of the former City of York zoning by-law 1-83.

(194) Exception RM 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 1651 Keele St., Section 16(296) of the former City of York zoning by-law 1-83.

(195) Exception RM 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(128) of the former City of York zoning by-law 1-83.

(196) Exception RM 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 19 Kenora Cres., Section 16(380) of the former City of York zoning by-law 1-83.

(198) Exception RM 198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 450 Gilbert Ave., Section 16(388) of the former City of York zoning by-law 1-83.

(199) Exception RM 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 424 Gilbert Ave., Section 16(389) of the former City of York zoning by-law 1-83.

(200) Exception RM 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and

(B) The lands may be used for a **detached house** if the north **side yard setback** is a minimum of 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(201) Exception RM 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 50 and 100 Bronoco Ave. and 366 Rogers Rd., Section 16(347) of the former City of York zoning by-law 1-83.

(202) Exception RM 202

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 111 Kitchener Ave., Section 16(354) of the former City of York zoning by-law 1-83.

(203) Exception RM 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centreline of the road;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**;
- (D) The maximum **lot coverage** is 33%; and
- (E) On the lands municipally known in the year 2010 as 500 Birchmount Rd., a library is also a permitted use if:
  - (i) the **gross floor area** of the **building** minus the **gross floor area** of the **basement**, is not more than 80% of the **lot area**; and
  - (ii) **parking spaces** must be provided at a minimum rate of 2.17 for each 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(204) Exception RM 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands described as **Lot 289**, Registered Plan 1882, a **duplex** is permitted on the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) On lands described as **Lot 289** on Registered Plan 1882, the minimum **building setbacks** from a **side lot line**:
  - (i) from the easterly **side lot line** is 0.9 metres; and
  - (ii) from the **lot line** that abuts North Woodrow Boulevard is 1.5 metres;
- (E) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(205) Exception RM 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (D) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(206) Exception RM 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only **dwelling units** in an **fourplex** are permitted;
- (B) The maximum **lot coverage** is 30%; and
- (C) The minimum **building setback** from a **side lot line** for a garage is 0.3.

Prevailing By-laws and Prevailing Sections: (None Apply)

(207) Exception RM 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 16.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 22.0 metres, measured from the original centreline of the **street**; and
- (C) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(208) Exception RM 208

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centre line of the road;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(209) Exception RM 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from **lot line** that abuts St. Clair Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(210) Exception RM 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0 metres, measured from the original centre line of the road;
- (B) The minimum **building setback** from a **side lot line** is the greater of:
  - (i) 3.6 metres, or
  - (ii) the minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **basement** floor must be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(211) Exception RM 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is:
  - (i) 8.0 metres for a **detached house**; and
  - (ii) 12.0 metres for a **semi-detached house** or **duplex**.

Prevailing By-laws and Prevailing Sections:

- (A) On 54 Kirknewton Rd., Section 16(398) of the former City of York zoning by-law 1-83.

(212) Exception RM 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(94) of the former City of York zoning by-law 1-83.

(213) Exception RM 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
- (B) One addition to the existing **building** may be permitted if it does not project more than 2.2 metres from the front of the original **main wall** of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(215) Exception RM 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
- (B) The lands may be used for a **detached house**, if:
  - (i) the maximum floor area of the **detached house** is 117 square metres; and
  - (ii) the minimum **front yard setback** is 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(216) Exception RM 216

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
- (B) An addition to the rear of the existing dwelling may be permitted, if the north, **side yard setback** is a minimum of 0.4 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(217) Exception RM 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
- (B) The lands may be used for an office and the storage of sanding equipment.

Prevailing By-laws and Prevailing Sections: (None Apply)

(218) Exception RM 218

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 12.0 metres for a **semi-detached house** or **duplex**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(309) of the former City of York zoning by-law 1-83.

(219) Exception RM 219

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 414 Rogers Rd., Section 16(234) of the former City of York zoning by-law 1-83.

(221) Exception RM 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 290 Rogers Rd., Section 16(11) of the former City of York zoning by-law 1-83.

(222) Exception RM 222

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(126) of the former City of York zoning by-law 1-83.

(223) Exception RM 223

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(33) of the former City of York zoning by-law 1-83.

(224) Exception RM 224

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
- (B) An addition to the **basement** of the existing **residential building** may be permitted, if the addition does not extend 3.7 metres beyond the rear wall of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(225) Exception RM 225

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
- (B) The site may be used for a one **storey detached house** if the minimum east **side yard setback** is 0.2 metres and the west **side yard setback** is 0.7 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(226) Exception RM 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 257, 259, and 261 Nairn Ave. and 238 and 240 Earls court Ave., Section 16(275) of the former City of York zoning by-law 1-83.

(227) Exception RM 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 288 Boon Ave., Section 16(385) of the former City of York zoning by-law 1-83.

(228) Exception RM 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(89) of the former City of York zoning by-law 1-83.

(229) Exception RM 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(70) of the former City of York zoning by-law 1-83.



(230) Exception RM 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 621 Glenholme Ave., Section 16(192) of the former City of York zoning by-law 1-83.

(231) Exception RM 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) On 170 Alameda Ave., Section 16(267) of the former City of York zoning by-law 1-83.

(233) Exception RM 233

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

(A) Section 16(232) of the former City of York zoning by-law 1-83.

(234) Exception RM 234

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and

(B) The maximum floor space index is 0.8.

Prevailing By-laws and Prevailing Sections:

(A) On 2091 Dufferin St., Section 16(307) of the former City of York zoning by-law 1-83.

(235) Exception RM 235

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands may be used for a **place of worship** if the minimum north **side yard building setback** is 3.0 metres, the south side **building setback** is 1.5 metres and the minimum **rear yard building setback** is 3.0 metres; and

(B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(236) Exception RM 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is:
- (i) 8.0 metres for a **detached house**; and
  - (ii) 12.0 metres for a **semi-detached house** or **duplex**; and
- (B) The maximum floor space index is 0.8.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(87) of the former City of York zoning by-law 1-83.

(237) Exception RM 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(57) of the former City of York zoning by-law 1-83.

(238) Exception RM 238

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 11 Rogers Rd., Section 16(352) of the former City of York zoning by-law 1-83.

(239) Exception RM 239

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**;
- (B) In addition to the uses permitted in the zone, the following uses are also permitted:
- (i) an office if it is used for the following: fashion design, interior decoration design, graphic art design, industrial design, and architectural or landscape design;
  - (ii) an **artist studio**; and
  - (iii) an **art gallery** or a **retail store** if it is associated with a use permitted in (i) or (ii) above and located on the same lot;
- (C) Despite regulations 150.5.20.1(1)(A) and 150.5.20.1(3), a **home occupation** which is one of the uses in (A) above, may sell, rent or lease physical goods directly from the **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) On 434 Oakwood Avenue, Section 16(294) of former City of York Zoning By-law 1-83. [ By-law: 1194-2018 ]

(240) Exception RM 240

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) A maximum of 10 **dwelling units** are permitted within 5 **semi-detached houses**;
- (B) Despite Regulation 10.80.20.40(1) a **dwelling unit** is only permitted in a **semi-detached house**;
- (C) The **front lot line** is the **lot line** abutting Overbrook Place and pedestrian entrances to the **dwelling units** will be located in the **front main wall** facing Overbrook Place;
- (D) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage** is 69 percent;

- (E) Despite Regulation 10.5.50.10, a 1 metre **landscaping** privacy strip is required along the **rear lot line**;
- (F) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** is 2,400 square metres, the maximum **gross floor area** of each **dwelling unit** is 240 square metres and the minimum **gross floor area** for each **dwelling unit** is 200 square metres;
- (G) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** is 3;
- (H) Despite Regulations 10.5.40.10(2), (3) and (4), the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents to a maximum of 1 metre;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, to a maximum of 1 metre;
- (I) Despite Regulation 10.80.40.70(1)(2) or (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 928-2022;
- (J) Despite Clauses 10.5.40.60 and 10.80.40.50 and (I) above, the following elements may encroach into the required minimum **building rear yard setbacks** and separation distances as follows:
  - (i) decks, porches, and balconies, to a maximum extent of 1.8 metres;
  - (ii) canopies and awnings, to a maximum extent of 1.0 metres;
  - (iii) window projections, including bay windows and box windows, to a maximum extent of 1.0 metres;
  - (iv) eaves, to a maximum extent of 0.3 metres;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning By-law 7625. [ By-law: 928-2022 ]

(241) Exception RM 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**; and
- (B) A rear addition to the existing dwelling is permitted if the maximum floor area of the addition is 19 square metres and the minimum north **side yard building setback** is 0.45 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(242) Exception RM 242

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands may be used for a beauty salon if the maximum floor area of the salon is 46.5 square metres; and
- (B) The lands must comply with exception 900.6.10(253).

Prevailing By-laws and Prevailing Sections: (None Apply)

(243) Exception RM 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 350 Vaughan Road, if the requirements of Section 4 and Schedule A of By-law 776-2021 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (W) below;
- (B) On "Parcel A" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.80.40.1(2), a maximum of 3 **dwelling units** are permitted in **detached houses**;
- (C) On "Parcel B" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.80.40.1(2), a maximum of 6 **dwelling units** are permitted in **detached houses** or **semi-detached houses**;

- (D) On "Parcel A" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.80.40.40(1) the permitted maximum **gross floor area** is 570 square metres;
- (E) On "Parcel B" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.80.40.40(1) the permitted maximum **gross floor area** is 970 square metres;
- (F) On "Parcel A" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.5.80.10(7), a maximum of 3 **parking spaces** may be located outside in the **rear yard**;
- (G) On "Parcel B" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.5.80.10(7), a maximum of 1 **parking spaces** may be located outside in the **rear yard**;
- (H) On "Parcel A" as identified in Diagram 1 of By-law 776-2021, despite regulation 200.5.1.10(2) and (3), 6 **parking spaces**, as identified on Diagram 2 of By-law 776-2021, must be provided and maintained on the lands in accordance with the following:
  - (i) Parking Space 3 – minimum 5.8 metres length and minimum 2.7 metres width;
  - (ii) Parking Space 4 – minimum 5.8 metres length and minimum 2.7 metres width;
  - (iii) Parking Space 5 – minimum 4.0 metres length and minimum 2.7 metres width;
  - (iv) Parking Space 7 – minimum 5.6 metres length and minimum 4.5 metres width;
  - (v) Parking Space 8 – minimum 5.6 metres length and minimum 3.4 metres width; and
  - (vi) Parking Space 9 – minimum 5.6 metres length and minimum 2.9 metres width;
- (I) On "Parcel B" as identified in Diagram 1 of By-law 776-2021, despite regulation 200.5.1.10(2) and (3), 3 **parking spaces**, as identified on Diagram 2 of By-law 776-2021, must be provided and maintained on the lands in accordance with the following:
  - (i) Parking Space 1 – minimum 5.6 metres length and minimum 2.7 metres width;
  - (ii) Parking Space 2 – minimum 5.6 metres length and minimum 2.9 metres width; and
  - (iii) Parking Space 6 – minimum 5.6 metres length and minimum 3.85 metres width;
- (J) Despite regulation 10.5.40.10(1) the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 164.5 metres and the elevation of the highest point of the **building**;
- (K) Despite regulation 10.80.40.10(1) the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 776-2021;
- (L) Despite regulation 10.5.60.40(1) the height of an **ancillary building** is the distance between the Canadian Geodetic Datum elevation of 164.5 metres and the elevation of the highest point of the **building**;
- (M) Despite regulation 10.5.60.40(2) the permitted maximum height of an **ancillary building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 776-2021;
- (N) Despite regulations 10.5.60.30(1) and 10.5.60.50(3) an **ancillary building** or **structure** with a height greater than 2.5 metres, or **gross floor area** greater than 10 square metres, must be at least 1.0 metres from a **residential building** on the same lot;
- (O) Despite regulation 10.80.40.10(4) the permitted maximum height of the **first floor** is 1.2 metres above the Canadian Geodetic Datum elevation of 164.5 metres;
- (P) Despite regulations 10.80.40.50(1)(B) and 10.80.40.50(2)(B) the maximum area of each platform is 19.0 square metres;
- (Q) Regulations 10.5.60.50(2), 10.80.40.10(2), 10.80.40.10(3), 10.80.40.20, 10.80.40.30, and 10.80.40.80(2) do not apply;
- (R) Despite regulations 10.5.40.70(1), 10.5.40.70(2), 10.80.40.70(1), 10.80.40.70(2), and 10.80.40.70(3) the required minimum **building setbacks** are as shown on Diagram 2 of By-law 776-2021;
- (S) Despite regulations 10.5.60.20(2), (3), (4), (5), and (6) the required minimum **ancillary building setbacks** are as shown on Diagram 2 of By-law 776-2021;
- (T) Despite regulations 10.5.40.60(1)(C) and 10.5.40.60(1)(D) in a **rear yard**, a platform may encroach into the required **building setbacks** a maximum of 1.5 metres, if it is no closer to a **side lot line** than 0.3 metres;
- (U) Despite regulation 10.5.60.60(1) the eaves of a roof on an **ancillary building** may encroach into the required **building setback** a maximum of 0.3 metres;
- (V) Despite regulation 10.5.50.10(1) a minimum of 70 percent of the **street yard** must be **landscaping**, of which a minimum of 50 percent must be **soft landscaping**, and regulations 10.5.50.10(2) and 10.5.50.10(3) do not apply; and
- (W) Despite regulation 200.5.1(3) any **drive aisle** providing access to the proposed **parking spaces** must have a minimum width of 3.6 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 776-2021 ]

(245) Exception RM 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(105) of the former City of York zoning by-law 1-83.

(246) Exception RM 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for a **detached house** is 8.0 metres;
- (B) The lands may be used for a **Vehicle Fuel Station** and a **Vehicle Service Shop**; and
- (C) Overnight parking or storage of trucks or tractor trailers is not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(247) Exception RM 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1528 and 1530 Bathurst St., Section 16(330) of the former City of York zoning by-law 1-83.

(248) Exception RM 248

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 1 Valewood Ave., Section 16(216) of the former City of York zoning by-law 1-83.

(249) Exception RM 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 142 and 148 Kenwood Ave. Section 16(323) of the former City of York zoning by-law 1-83.

(250) Exception RM 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On 11 Pinewood Ave., Section 16(369) of the former City of York zoning by-law 1-83.

(251) Exception RM 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 11 Claxton Blvd., Section 16(293) of the former City of York zoning by-law 1-83.

(252) Exception RM 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 8.0 metres for a **detached house**.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known in the year 2009 as 1500 Weston Road, City of Toronto By-law 1268-2009(OMB)
- (B) On the lands municipally known as 601, 603 and 605 Oakwood Avenue, City of Toronto By-law 593-2008. [ By-law: 802-2020 ]
- (C) On 441 Jane Street, City of Toronto by-law 106-2015. [ By-law: 1675-2013; 1249-2024 ]

(253) Exception RM 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house, semi-detached house, duplex, triplex, or a townhouse** with every **dwelling unit** fronting directly on a **street**, are the only **residential building** types permitted.
- (B) The minimum **lot frontage** is:
- (i) 8.0 metres for a **detached house**;
  - (ii) 12.0 metres for a **semi-detached house, duplex, or triplex**; and
  - (iii) 5.0 metres for a **townhouse**;
- (C) The maximum **building** height is 11.0 metres and no more than 3 **storeys**;
- (D) The maximum floor space index is 1.0;
- (E) The minimum **rear yard setback** is 6.0 metres;
- (F) The minimum **side yard setback** is:
- (i) 0.5 metres on one side and 1.2 metres on the other side for a **detached house, duplex, or triplex**;
  - (ii) 1.2 metres for the exterior of two attached **duplex or triplex buildings**;
  - (iii) 1.2 metres for a **semi-detached house**; and
  - (iv) 0.5 metres for a **townhouse**;
- (G) A **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
- (H) A **triplex** may be attached to one other **triplex** on an adjacent **lot** in the same zone.

Prevailing By-laws and Prevailing Sections:

- (A) On 464, 466, and 468 Winona Drive, City of Toronto By-law 712-2014. [ By-law: 1249-2024 ]

(254) Exception RM 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** for an attached garage is 1.0 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.8 **parking spaces** per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 1.6 **parking spaces** per **dwelling unit** must be for residents of which:
    - (a) 1.0 **parking space** per **dwelling unit** must be enclosed; and
    - (b) 0.6 **parking spaces** per **dwelling unit** may be provided in tandem; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors;
- (E) The maximum height for a **building** or **structure** is 4 **storeys**; and
- (F) The maximum **lot coverage** is 48%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(255) Exception RM 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 1.2 **parking spaces** per **dwelling unit**; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(256) Exception RM 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 71 Talara Drive, if the requirements of this By-law 891-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 170.9 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 891-2022;
- (D) Despite Regulations 10.5.40.10(2), (3) and (4) and Section (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 891-2022:
  - (i) parapets, roof access, chimneys, vents, ducts, pipes, roof drainage, antennae, telecommunication equipment, satellite dishes, guard rails, railings, dividers, screens, balustrades, unenclosed **structures** providing safety or wind protection, privacy and wind screens, elements of a **green roof**, pergolas, trellises, light fixtures, landscape elements and landscape planters, architectural features, retaining walls, thermal and waterproofing assembly located at each of the roof levels of the **building**, **structures** on the roof of any part of the **building** used for outside or open air recreation, noise mitigation elements and partitions dividing outdoor recreational areas, all of which may project up to a maximum of 3.5 metres; and
  - (ii) structural/non-structural architectural columns/piers/bands, mechanical penthouses, equipment used for the functional operation of the **building**, such as cooling tower, electrical, utility, mechanical and ventilation equipment, stair and elevator enclosures and overruns, window washing equipment, lightning

rods, exhaust flues, vents, ventilating equipment, chimney stack, air shafts, gas metres, garbage chute overruns and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in this section, all of which may project up to a maximum of 7.5 metres.

- (E) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 20,135 square metres;
- (F) Despite Clause 10.80.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 891-2022;
- (G) Despite Clause 10.5.40.60 and Section (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, balcony platforms, guards, railings and screens, all of which may project to a maximum of 2.5 metres;
  - (ii) lighting fixtures, architectural features, structural/non-structural architectural columns/piers, window washing equipment, awnings, canopies, parapets, parapet flashing, bollards, chimneys, cornices, eaves, stacks, roof and terrace scuppers, vents, walkways, roof overhang, gutter, downspout, trellises, window sills, guardrails, balustrades, railings, wheel chair ramps, mechanical exhaust and intake components, gas meters, underground garage ramps and their associated **structures** and elements, retaining walls, fences, Siamese connections, ornamental elements, all of which may project to a maximum of 2.0 metres;
  - (iii) terraces and terrace platforms, guards, railings, privacy screens, wind mitigation and acoustic screens and features, planters, parapets, landscape planters and elements of a **green roof**, which may project beyond the required **building setback** to the extent of the **main wall** of the storey below to a maximum of 6 metres; and
  - (iv) stairs, stair enclosures, air shafts, gas metres, underground garage ramps and their associated **structures**, wheelchair ramps, and window washing equipment.
- (H) A minimum rate of 4.0 square metres of **amenity space** for each **dwelling unit** shall be provided, of which:
  - (i) a minimum of 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
  - (ii) a minimum of 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25% of the outdoor component may be a **green roof**;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.5 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a maximum of 1.0 residential occupant **parking spaces** for each 1-bedroom **dwelling unit**;
  - (iii) a maximum of 1.3 residential occupant **parking spaces** for each 2-bedroom **dwelling unit**;
  - (iv) a maximum of 1.5 residential occupant **parking spaces** for each 3-bedroom **dwelling unit**; and
  - (v) a minimum of 0.1 residential visitor **parking spaces** for each **dwelling unit**;
- (J) Despite Regulation 200.5.1.10(2), a maximum of 10% of the required **parking spaces** may have minimum dimensions of:
  - (i) length of 5.1 metres;
  - (ii) width of 2.4 metres; and
  - (iii) vertical clearance of 1.7 metres;
- (K) Despite Regulation 200.5.1.10(2)(D), where a **parking space** is limited by a wall or other permanent obstruction, 0.3 metre is not required for each side of the **parking space** that is obstructed;
- (L) Despite Regulation 200.15.1(4), an accessible **parking space** must be located no more than 30 metres from a barrier free entrance to a **building** or to a passenger elevator;
- (M) Despite Regulation 230.5.1.10(4)(A), **bicycle parking spaces** must comply with the following:
  - (i) a **stacked bicycle parking space** must have a minimum length of 1.8 metres, a minimum width of 0.2 metres and a minimum vertical clearance of 1.0 metres; and
  - (ii) a **bicycle parking space** that is not a **stacked bicycle parking space**, must have a minimum length of 1.8 metres, a minimum width of 0.2 metres and a minimum vertical clearance of 1.9 metres;
- (N) Despite Regulations 230.5.1.10(9) and (10), both "long-term" and "short-term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces** and may be located on any level of the **building** below grade; and



- (O) Despite Regulation 230.10.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the building on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(257) Exception RM 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) The maximum height for a **building** or **structure** is 4 **storeys**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(258) Exception RM 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in a RD Zone is 7.0 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.5 **parking spaces** per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors;
  - (ii) a minimum of 1.3 **parking spaces** per **dwelling unit** must be enclosed for residents; and
  - (iii) enclosed **parking space** must have minimum dimensions of:
    - (a) 3 metres wide by 6 metres long for one **parking space**, or
    - (b) 5.4 metres wide by 6 metres long for two abutting **parking spaces**;
- (E) A minimum **landscape** strip of 1.0 metres must be provided along a **lot line** that abuts a **lot** in the RD zone;
- (F) One **parking space** may encroach a maximum of 0.9 metres into the required **landscape** strip;
- (G) The maximum height for a **building** or **structure** is 4 **storeys**; and
- (H) The maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(259) Exception RM 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from the south **side lot line** is 3.0 metres;
- (C) The minimum **building setback** from the north **side lot line** is 7.5 metres;
- (D) The minimum **building setback** from a **rear lot line** is 6.4 metres;
  - (i) an uncovered deck may project between the **building** and the **rear lot line**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.8 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors;

- (ii) a minimum of one **parking space** must be in the **building** with the **dwelling unit** for each resident; and
- (iii) minimum enclosed **parking space** dimensions are 2.7 metres by 5.7 metres;

(G) The maximum height for a **building** or **structure** is 2 **storeys**; and

(H) The maximum **lot coverage** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(260) Exception RM 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between **buildings** on the **lot** is the height of the **buildings**;
- (D) The maximum height for a **building** or **structure** is 2 and one-half **storeys**, and 11 metres, above the finished grade;
- (E) A minimum of 50% of the **interior floor area** of the **basement** floor must be used for service and storage uses; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(261) Exception RM 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 5.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.5 metres;
- (C) The maximum **lot coverage** is 30%;
- (D) A maximum of 3 visitor **parking spaces** may be located in the **front yard**;
- (E) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(262) Exception RM 262

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) The minimum **building setback** from **lot lines** that do not abut a **street** is 7.5 metres;
- (C) The maximum height for a **building** or **structure** is 4.0 **storeys**;
- (D) The maximum **lot coverage** is 30%;
- (E) A minimum 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:

- (i) a minimum of 1.0 **parking space** for residents use must be located underground or within the **residential building**;
  - (ii) a minimum of 0.3 **parking spaces** must be surface spaces for visitors and these surface visitor spaces do not include a **tandem parking space** located in front of an enclosed **parking space** for residents; and
  - (iii) **parking spaces** may be located between the **main wall** and the **lot line** abutting a **street**;
- (H) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (I) Despite regulations to the contrary, **buildings** or **structures** for the storage of refuse must be:
- (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
  - (ii) enclosed by 4 walls and a roof;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (K) These lands must also comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(263) Exception RM 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is:
- (i) 230 square metres for a **detached house**;
  - (ii) 465 square metres for a **semi-detached house**; and
  - (iii) 555 square metres for a **duplex**;
- (B) The minimum **lot frontage** is:
- (i) 7.5 metres for a **detached house**;
  - (ii) 15.0 metres for a **semi-detached house**; and
  - (iii) 18.0 metres for a **duplex**;
- (C) The maximum **lot coverage** is:
- (i) 35% for a **detached house** or **semi-detached house**; and
  - (ii) 30% for a **duplex**;
- (D) The maximum height is 8.5 metres and two **storeys** for a **detached house**, **semi-detached house**, or **duplex**;
- (E) The minimum **side yard setback** is:
- (i) 0.9 metres for a **detached house**;
  - (ii) 1.2 metres for a **semi-detached house**; and
  - (iii) 2.4 metres for a **duplex**; and
- (F) A **triplex**, **fourplex**, or **apartment building** are not permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(264) Exception RM 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres on one side;
- (D) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (E) The maximum height of a **building** is 12.5 metres;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**;
- (G) The maximum **lot coverage** is 50%;
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (I) If a **rear lot line** abuts the ON zone, **structures** including garden sheds, tool sheds and swimming pools are not permitted within 5.0 metres from the **rear lot line**:
  - (i) unenclosed porches and decks are permitted to project to a maximum of 3.0 metres from the rear **main wall**; and
  - (ii) exterior steps and approved acoustical barriers are permitted within the 5.0 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(265) Exception RM 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts a **street**;
- (C) If a **lot** abuts Staines Rd., the **front lot line** is the **lot line** that abuts Staines Rd.;
- (D) The minimum **building setback** from a **side lot line** that abuts a zone boundary is 1.2m;
- (E) The minimum **building setback** from a **rear lot line** is 7.25 metres;
- (F) The maximum height of a **building** is 12.5 metres;
- (G) **Parking spaces** must be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**;
- (H) The maximum **lot coverage** is 50%;
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (J) If a **rear lot line** abuts the ON zone, **structures** including garden sheds, tool sheds and swimming pools are not permitted within 5.0 metres from the **rear lot line**:
  - (i) unenclosed porches and decks are permitted to project to a maximum of 3.0 metres from the rear **main wall**; and
  - (ii) exterior steps and approved acoustical barriers are permitted within the 5.0 metres from the **rear lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(266) Exception RM 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only **townhouse buildings** are permitted;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The maximum height for all **buildings** is 9.68 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be enclosed spaces for residents; and
  - (ii) a minimum of 0.2 **parking spaces** must be for visitors;
- (F) The maximum **lot coverage** is 40%;
- (G) A minimum **landscaping** strip of 3.0 metres must be provided along the **lot line** that abuts the RD zone; and
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(267) Exception RM 267

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The maximum height for all **buildings** is 9.68 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be enclosed spaces for residents; and
  - (ii) a minimum of 0.2 **parking spaces** must be for visitors;
- (E) The maximum **lot coverage** is 40%;
- (F) A minimum **landscaping** strip of 3.0 metres must be provided along the **lot line** that abuts the RD zone; and
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (H) a **townhouse building** is permitted. [ By-law: 1675-2013 ]

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 15, of former City of Scarborough by-law 17677.

(268) Exception RM 268

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from the north **lot line** is 6.5 metres;
- (C) The minimum **building setback** from the west **lot line** is 3.0 metres;
- (D) The minimum **building setback** from the south **side lot line** is 10.0 metres;

- (E) **Parking spaces** must be provided at a minimum rate of 2.2 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be enclosed spaces for residents;
  - (ii) a minimum of 1.0 **parking space** must be a tandem space on the **driveway** to the enclosed space; and
  - (iii) a minimum of 0.2 **parking spaces** must be for visitors;
- (G) The maximum **lot coverage** is 40%; and
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(269) Exception RM 269

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is:
  - (i) 185 square metres for a **detached house**; and
  - (ii) 325 square metres for a **semi-detached house**;
- (B) The minimum **lot frontage** is:
  - (i) 6.0 metres for a **detached house**; and
  - (ii) 10.5 metres for a **semi-detached house**;
- (C) The maximum **lot coverage** is:
  - (i) 35% for a **detached house** or **semi-detached house**; and
  - (ii) 50% for a **duplex** or **triplex**;
- (D) The maximum height is:
  - (i) 8.5 metres for a **detached house** or **semi-detached house**;
  - (ii) 9.0 metres for a **duplex**; and
  - (iii) 10.7 metres for a **triplex**;
- (E) The maximum floor space index is:
  - (i) 0.75 for a **detached house** or **semi-detached house**; and
  - (ii) 1.25 for a **duplex** or **triplex**;
- (F) The minimum **side yard setback** is:
  - (i) 0.6 metres for a **detached house**;
  - (ii) 0.9 metres for a **semi-detached house**; and
  - (iii) 2.4 metres for a **duplex** or **triplex**;
- (G) A **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and
- (H) A **triplex** may be attached to one other **triplex** on an adjacent **lot** in the same zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(270) Exception RM 270

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1132 Broadview Ave., Section 12.1.15, of the former Borough of East York zoning by-law 6752.

(271) Exception RM 271

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 522-538 Dawes Rd., Section 7.7.5.16, of the former Borough of East York zoning by-law 6752.

(272) Exception RM 272

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres, except for the part of the **building** containing the enclosed **parking space** which must be 6.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. and Finch Ave. is 5.0 metres;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is 7.5 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 **parking spaces** per **dwelling unit**;
- (E) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (F) The maximum height of a **building** or **structure** is 2 **storeys**;
- (G) The **landscaping** existing along a **lot line** that abuts a **lot** within the RS zone on the date of the enactment of this By-law is the minimum **landscaping** required;
- (H) The maximum **lot coverage** is 33%;
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(273) Exception RM 273

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 4.5 metres for an end wall; and
  - (ii) 7.5 metres in all other cases;
- (C) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be located below grade or be enclosed within a **building**
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (E) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (G) Despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse must be:
  - (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and

- (ii) enclosed by four walls and a roof;
- (H) The maximum height of a **building** or **structure** is 2 **storeys**;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(274) Exception RM 274

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be located below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be for visitors;
- (F) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(275) Exception RM 275

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (G) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;



- (H) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (I) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (J) The maximum **lot coverage** is 30%;
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(276) Exception RM 276

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (C) **Parking spaces** must be provided at a rate the greater of:
  - (i) 1.6 **parking spaces** per **dwelling unit**; or
  - (ii) 1.07 **parking spaces** per 100 square metres of **gross floor area**;
- (D) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (E) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (F) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (G) Despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse must be:
  - (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
  - (ii) enclosed by four walls and a roof;
- (H) The maximum **lot coverage** is 30%;
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(277) Exception RM 277

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres;
- (C) The **landscaping** existing along a **lot line** that abuts a **lot** within the RS zone on the date of the enactment of this By-law is the minimum **landscaping** required;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;

(E) Of the required **parking spaces**:

- (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
- (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;

(F) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;

(G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;

(H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;

(I) The maximum **lot coverage** is 30%;

(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:

- (i) the yard is not abutting a **street**;
- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(278) Exception RM 278**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** for side walls is that which existed on the date of the enactment of this By-law;

(C) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;

(D) The **landscaping** existing along a **lot line** that abuts a **lot** within the RS zone on the date of the enactment of this By-law is the minimum **landscaping** required;

(E) The maximum **lot coverage** is 30%;

(F) Swimming pools are permitted in the **rear yard** and **side yards**, if:

- (i) the yard is not abutting a **street**;
- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(279) Exception RM 279**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:

- (i) 7.5 metres for an end wall;
- (ii) 12.0 metres where the **lot line** abuts a **lot** in the RD zone; and
- (iii) 10.5 metres in all other cases;

(C) The maximum height of the **building** or **structure** is 8.0 metres from grade to eaves;

(D) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;

(E) A minimum of 60% of the area of the **lot** must be used for no other purpose than **landscaping**;

(F) The maximum **lot coverage** is 30%;

(G) Swimming pools are permitted in the **rear yard** and **side yards**, if:

- (i) the yard is not abutting a **street**;
- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(280) Exception RM 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Huntingdale Boulevard is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (G) The maximum height of the **building** or **structure** is 8.0 metres from grade to eaves;
- (H) A minimum of 60% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(281) Exception RM 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres; [ By-law: 1092-2021 ]
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 12.0 metres where the **lot line** abuts a **lot** in the RS zone;
  - (iii) 10.5 metres in all other cases; [ By-law: 1092-2021 ]
- (D) The maximum height of the **building** or **structure** is 8.0 metres from grade to eaves;
- (E) The maximum **lot coverage** is 30%;
- (F) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;

- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(282) Exception RM 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Chester Le Blvd. is 9.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres where the **lot line** abuts a **lot** in the RS zone; and
  - (iii) 10.5 metres in all other cases;
- (E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (H) The maximum height of the **building** or **structure** is 8.0 metres from grade to eaves;
- (I) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (J) The maximum **lot coverage** is 30%;
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(283) Exception RM 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (F) The maximum height of the **building** or **structure** is 8.0 metres from grade to eaves;

- (G) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (H) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(284) Exception RM 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (G) The maximum height of the **building** or **structure** is 8.0 metres from grade to eaves;
- (H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(285) Exception RM 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres where the **lot line** abuts a **lot** in the RS zone; and
  - (iii) 10.5 metres in all other cases;

- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (G) The maximum height of the **building** or **structure** is 8.0 metres from grade to eaves;
- (H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(286) Exception RM 286

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres where the **lot line** abuts a **lot** in the RS zone; and
  - (iii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (G) The maximum height of the **building** or **structure** is 8.0 metres from grade to eaves;
- (H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 33%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(287) Exception RM 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (G) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) Despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse must be:
  - (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
  - (ii) enclosed by four walls and a roof;
- (J) The maximum **lot coverage** is 30%;
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(288) Exception RM 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (E) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (F) A minimum of 60% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (G) The maximum **lot coverage** is 30%;
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(291) Exception RM 291

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sprucewood Court is 7.5 metres;
- (B) The minimum **building setback** from the **rear lot line** that does not abut a **street** is 10.5 metres;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (F) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (G) A minimum of 60% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (H) The maximum **lot coverage** is 30%;
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres;
- (J) The following uses are also permitted:
  - (i) **vehicle fuel station, personal service shop, retail store**, office, **financial institution**, and **take-out eating establishment**; and
  - (ii) the maximum **gross floor area** for a **take-out eating establishment** is 465 square metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(292) Exception RM 292

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from the **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres from a **lot line** that abuts a **lot** in an RD or RS zone; and
  - (iii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (F) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (G) A minimum of 60% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (H) The maximum **lot coverage** is 30%;
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and



- (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone or the RS zone; and

(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(293) Exception RM 293

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 28.0 metres, measured from the centre of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 9.0 metres;
- (C) The minimum **building setback** from the **lot line** that abuts a **street** is 6.0 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (H) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (I) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (J) The maximum **lot coverage** is 30%;
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(294) Exception RM 294

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 4.50 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 8.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the RM zone is 12.0 metres;
- (D) The minimum **building setback** from a **lot line** that abuts the ON zone is 2.5 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;
- (F) Of the required **parking spaces**, a minimum of 0.1 **parking spaces** must be surface spaces for visitors;
- (G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (H) The maximum **lot coverage** is 33%;
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;

- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(295) Exception RM 295

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres from a **lot line** that abuts a **lot** in an RD or RS zone; and
  - (iii) 10.5 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (G) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (H) A minimum of 60% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone or the RS zone; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(296) Exception RM 296

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 28.0 metres, measured from the centre of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;

- (F) all parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (G) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(297) Exception RM 297

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**;
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (G) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (H) Despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse must be:
  - (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
  - (ii) enclosed by four walls and a roof;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(298) Exception RM 298

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

- (C) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (E) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (F) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (G) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (H) The maximum **lot coverage** is 30%;
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(299) Exception RM 299

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 12.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres from a **lot line** that abuts a **lot** in the RS zone; and
  - (iii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 0.7 **parking spaces** must be below grade or enclosed within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** must be spaces for visitors;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (G) The maximum height of a **building** or **structure** is 8.0 metres from grade to eaves;
- (H) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 30%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RS zone; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(300) Exception RM 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **lot line** that a **lot** in the RS zone is 13.5 metres;
- (D) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit** and a minimum of 50% of the **parking spaces** must be within a **building**;
- (G) A minimum **landscaping** strip of 13.5 metres must be provided for no other purpose than **landscaping** along a **lot line** that abuts a **lot** within the RS zone;
- (H) The maximum **lot coverage** is 33%;
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RS zone; and
- (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(301) Exception RM 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 13.5 metres;
- (D) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit** and a minimum of 50% of the **parking spaces** must be within a **building**;
- (G) A minimum **landscaping** strip of 13.5 metres must be provided for no other purpose than **landscaping** along a **lot line** that abuts a **lot** within the RD zone;
- (H) The following use is also permitted on the lands being Block C on Registered Plan M-1323:
  - (i) An **ancillary** recreational **building** to include only sauna baths, swimming pools, hobby shop, assembly hall, games room and health **club**;
  - (ii) the maximum **gross floor area** minus the **gross floor area** of enclosed malls used for walkway purposes is 186 square metres;
  - (iii) the minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 78.0 metres; and
  - (iv) the minimum **building setback** from a **lot line** that abuts Huntingwood Dr. is 83.0 metres;
- (I) The maximum **lot coverage** is 33%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(302) Exception RM 302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is 33.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;
- (F) Of the required **parking spaces** and a minimum of 25% must be below grade;
- (G) The maximum **lot coverage** is 40%;
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(303) Exception RM 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.5 metres where the **lot line** abuts a **lot** in the RD zone; and
  - (iii) 10.5 metres in all other cases;
- (C) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 75% must be below grade; and
  - (ii) a minimum of 50% of the total surface **parking spaces** must be for visitors;
- (E) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (F) The maximum height of a **building** or **structure** is 9.5 metres from grade to eaves;
- (G) The maximum **lot coverage** is 30%; and
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(304) Exception RM 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is:
  - (i) 15.0 metres for side and rear **main walls**; and
  - (ii) 36.0 metres, measured from the original centreline of the **street** in all other cases;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall; and
  - (ii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 75% must be below grade; and
  - (ii) a minimum of 50% of the total surface **parking spaces** must be for visitors;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (G) The maximum height of a **building** or **structure** is 9.5 metres from grade to eaves;
- (H) The maximum **lot coverage** is 30%; and
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(305) Exception RM 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is 7.5 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be enclosed for residents; and
  - (ii) a minimum of 0.2 **parking spaces** must be for visitors;
- (E) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (F) A minimum 45% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (G) The maximum **lot coverage** is 32%; and
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(306) Exception RM 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Avenue is 12.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for a side wall;
  - (ii) 12.5 metres where the **lot line** abuts a **lot** in a RD, RS or RT zone; and
  - (iii) 10.5 metres in all other cases;
- (D) **Parking spaces** must be provided at a minimum rate of 1.6 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be enclosed or below grade for residents;
  - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors; and
  - (iii) the minimum dimensions for below grade or enclosed **parking spaces** are 2.7 metres in width by 5.7 metres in length;
- (F) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (G) Despite regulations to the contrary, **buildings** or **structures** for the storage of refuse must be:
  - (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
  - (ii) enclosed by four walls and a roof;
- (H) A minimum 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) The maximum **lot coverage** is 30%; and
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone or the RS zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(307) Exception RM 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 19.0 metres, measured from the centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 7.5 metres from the eastern, western and south-western **lot lines**; and
  - (ii) 3.0 metres from the southern **lot line**;
- (C) **Parking spaces** must be provided at a minimum rate of 1.4 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be enclosed for residents;
  - (ii) a minimum of 0.3 **parking spaces** must be surface spaces for visitors; and
  - (iii) a minimum of 0.1 **parking spaces** must be a tandem space on the **driveway** to the enclosed space;
- (E) The maximum **lot coverage** is 35%;
- (F) The maximum height of a **building** or **structure** is 2 **storeys** and 9.5 metres, measured from the mean grade at the front **main wall** to the highest point of the **building** excluding chimneys, vents and antennae;
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and



(iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 34, of former City of Scarborough by-law 10827.

(308) Exception RM 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Morrish Rd. is 2.0 metres;

(B) The minimum **building setback** from all other **lot lines**:

(i) 7.5 metres from the northern **lot line**;

(ii) 6.9 metres from the southern **lot line**;

(iii) 0.9 metres from the eastern **lot line**; and

(iv) if a **building** with a **dwelling unit** abuts Morrish Rd.:

(a) the setback from the northern **lot line** is 4.71 metres; and

(b) the setback from the southern **lot line** is 0.9 metres;

(C) **Parking spaces** must be provided at a minimum rate of 2.0 spaces per **dwelling unit**;

(D) Of the required **parking spaces**:

(i) a minimum of 1.0 **parking space** must be enclosed for residents; and

(ii) a minimum of 1.0 **parking space** must be a tandem space on the **driveway** to the enclosed space;

(E) A minimum of 3.0 **parking spaces** must be provided as surface spaces for visitors;

(F) Minimum dimensions for an enclosed **parking space** are 3.0 metres in width by 6.0 metres in length;

(G) If a **building** with a **dwelling unit** abuts Morrish Rd. and either the northern or southern **lot lines**, the minimum required **landscaping** is:

(i) 29.0 square metres adjacent the northern **lot line**; and

(ii) 42.0 square metres adjacent the east **main wall** for the **dwelling unit** that abuts the southern **lot line**;

(H) The maximum **lot coverage** is 43%;

(I) The maximum height of a **building** or **structure** is 2 **storeys** and 8.6 metres;

(J) Swimming pools are permitted in the **rear yard** and **side yards**, if:

(i) the yard is not abutting a **street**;

(ii) the water surface area does not exceed 15% of the **lot area**; and

(iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(309) Exception RM 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Port Union Rd. is 36.0 metres, measured from the centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:

(i) 7.5 metres for an end wall; and

(ii) 10.5 metres in all other cases;

(D) **Parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;

(E) Of the required **parking spaces**:

- (i) a minimum of 88% must be covered; and
- (ii) a minimum of 11% must be surface spaces for visitors;

(F) all parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**, measured from the floor of the **structure** to the grade at the **street** line;

(G) A minimum 50% of the area of the **lot** must be used for no other purpose than **landscaping**;

(H) The maximum **lot coverage** is 30%;

(I) Swimming pools are permitted in the **rear yard** and **side yards**, if:

- (i) the yard is not abutting a **street**;
- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is not closer to a **lot line** than 1.2 metres; and

(J) **Ancillary** recreational facilities are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(310) Exception RM 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (D) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 15.0 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (F) The maximum **lot coverage** is 40%; and
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(311) Exception RM 311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Meadowvale Rd. is 18.0 metres, measured from the centreline of the **street**;
- (B) The minimum **building setback** from the northern **lot line** is 7.5 metres;
- (C) The minimum **building setback** from the southern **lot line** is 10.0 metres;
- (D) The minimum **building setback** from the **rear lot line** is 10.0 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be enclosed for residents; and
  - (ii) a minimum of 0.2 must be surface spaces for visitors;
- (G) The maximum height of a **building** or **structure** is:
  - (i) 2 **storeys** within 25.0 metres of the **rear lot line** or within 25.0 metres of the southern **lot line**; and
  - (ii) 3 **storeys** in all other cases;

- (H) The maximum **lot coverage** is 40%; and
- (I) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.
- (J) despite By-law 1062-2025(OLT):
  - (i) a **townhouse** is not a permitted **residential building** type on a **lot** abutting Meadowvale Road; and
  - (ii) an **apartment building** may not exceed the permitted maximum height in (G) above. [ By-law: 213-2026 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(321) Exception RM 321

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in a RD, RS or RT zone; and
  - (ii) 10.5 in all other cases; and
- (C) A minimum of 50% of the **lot area** must be used for **soft landscaping**;
- (D) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is wholly enclosed with walls and a roof;
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking;
  - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking; and
- (I) a resident **parking space** must be located in a **building** or **structure**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(323) Exception RM 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Tapscott Rd.; and
  - (ii) 2.0 metres in all other cases;
- (B) The minimum **building setback** from a **lot line** that abuts a railway right-of-way is 30.0 metres; [ By-law: 1268-2023 ]
- (C) The minimum **building setback** from a **lot line** that abuts the Open Space Zone category is 5.0 metres;
- (D) The maximum height of a **building** is the lesser of 14 metres and 4 **storeys**;
- (E) A required **parking space** may be located on a **driveway** in the **front yard**; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(324) Exception RM 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Tapscott Rd.; and
  - (ii) 2.0 metres in all other cases;
- (B) The minimum **building setback** from a **lot line** that abuts the Open Space Zone category is 5.0 metres;
- (C) The maximum height of a **building** is the lesser of 13 metres and 4 **storeys**; and
- (D) **Parking spaces** must be provided at a minimum rate of 1.3 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(325) Exception RM 325

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Sheppard Ave., Neilson Rd., Tapscott Rd. and Washburn Way; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if it abuts a **lot** in a RD, RS or RT zone; and
  - (ii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) The minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) The maximum height of a **building** is 9.5 metres and 2 **storeys**;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking;
- (G) A minimum of 75% of the required resident **parking spaces** must be located in a **building** or **structure**; and
- (H) A minimum of 50% of the **lot area** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(326) Exception RM 326

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Milner Ave. and Burrows Hall Blvd.; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if it abuts a **lot** in a RD, RS or RT zone; and
  - (ii) 10.5 metres in all other cases;
- (C) The minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

- (D) The maximum height of a **building** is 9.5 metres and 2 **storeys**;
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.25 for each **dwelling unit** and used for visitor parking;
- (F) A minimum of 75% of the required resident **parking spaces** must be located in a **building** or **structure**; and
- (G) A minimum of 50% of the **lot area** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) Exception RM 327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Milner Ave. and Burrows Hall Boulevard; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if it abuts a **lot** in a RD, RS or RT zone; and
  - (ii) 10.5 metres in all other cases;
- (C) The minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (D) The maximum height of a **building** is 9.5 metres and 2 **storeys**;
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.25 for each **dwelling unit** and used for visitor parking;
- (F) A minimum of 75% of the required resident **parking spaces** must be located in a **building** or **structure**; and
- (G) A minimum of 50% of the **lot area** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(328) Exception RM 328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) A common shared indoor **amenity space** is required to be provided at a minimum rate of 0.3 square metres for each **dwelling unit**;
- (C) **Parking spaces** must be provided at the following rates:
  - (i) 1.2 for each **dwelling unit** and uses for resident parking; and
  - (ii) 0.2 for each **dwelling unit** and used for visitor parking;
- (D) The maximum **lot coverage** is equal to the percentage of the **lot area** covered by **buildings** on the date of the enactment of the by-law; and
- (E) The maximum **building** height is equal to the maximum height of **building** existing on the **lot** on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(329) Exception RM 329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The maximum height of a **building** is:
  - (i) the lesser of 12.0 **storeys** and 38.0 metres for any part of a **building** located within 30.0 metres of a **lot line** that abuts Markham Rd.; and
  - (ii) the lesser of 18.0 **storeys** and 56.0 metres in all other cases;
- (C) The maximum **lot coverage** is equal to the percentage of the **lot area** covered by **buildings** on the date of the enactment of the by-law;
- (D) A common shared indoor **amenity space** is required to be provided at a minimum rate of:
  - (i) 0.3 square metres for each **dwelling unit** in a **townhouse building**; and
  - (ii) 1.0 square metres for each **dwelling unit** in an **apartment building**;
- (E) **Parking spaces** must be provided at the following rates:
  - (i) 1.2 for each **dwelling unit** and uses for resident parking; and
  - (ii) 0.2 for each **dwelling unit** and used for visitor parking; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(330) Exception RM 330

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** permitted is the number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **lot line** is:
  - (i) 12.0 metres if it is the northerly **lot line**;
  - (ii) 4.5 metres if it is the southerly **lot line**; and
  - (iii) 7.5 metres from all other **lot lines**;
- (D) The maximum **lot coverage** is 30%;
- (E) A minimum of 50% of the area of the **lot** must be used for **soft landscaping**;
- (F) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is wholly enclosed with walls and a roof; and
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (G) **Parking spaces** must be provided at the following minimum rates:
  - (i) 1.0 for each **dwelling unit** an used for resident parking; and
  - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking; and
- (H) All required resident **parking spaces** must be located in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(331) Exception RM 331

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 15%;
- (B) Block C is not required to front on a **street**;
- (C) A minimum of 49% of the **lot area** must for **soft landscaping**;
- (D) The maximum height of a **building** is the lesser of 3 **storeys** and 10.5 metres;
- (E) The minimum **building setback** from a **lot line** is:

- (i) 1.2 metres from the northerly **lot line**; and
- (ii) 4.0 metres from the easterly **lot line**;

(F) A below ground parking **structure** must be a minimum of 0.5 metres from any **lot line**; and

(G) **Parking spaces** must be provided underground at a minimum rate of 1.2 for each **dwelling unit** for resident use, plus 0.2 for each **dwelling unit**, for visitor use.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands City of Toronto by-law 687-2007. [ By-law: 451-2022 ]

(332) Exception RM 332

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum **lot coverage** is 51%;
- (B) A minimum of 49% of the **lot area** must be used for **landscaping**;
- (C) The maximum **building** height is the lesser of 4 **storeys** and 13.5;
- (D) The minimum **building setback** from a **lot line** is:
  - (i) 1.7 metres if the **lot line** abuts Markham Rd.; and
  - (ii) 1.2 metres from the northerly **lot line**;
- (E) A below ground parking **structure** and storage must be a minimum of 0.5 metres from any **lot line**; and
- (F) **Parking spaces** must be provided underground at a minimum rate of 1.2 for each **dwelling unit** for resident use, plus 0.2 for each **dwelling unit**, for visitor use.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 687-2007. [ By-law: 1007-2014 ]

(333) Exception RM 333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 51%;
- (B) A minimum of 49% of the **lot area** must be used for **landscaping**;
- (C) The maximum **building** height is the lesser of 4 **storeys** and 13.5 metres;
- (D) The minimum **building setback** from a **lot line** is:
  - (i) 2.1 metres if the **lot line** abuts Markham Rd.;
  - (ii) 3.2 metres if the **lot line** abuts Omerod St.; and
  - (iii) 4.0 metres from the easterly **lot line**;
- (E) A below ground parking **structure** must be a minimum of 0.5 metres from any **lot line**; and
- (F) **Parking spaces** must be provided underground at a minimum rate of 1.2 for each **dwelling unit**, for resident use, plus 0.2 for each **dwelling unit**, for visitor use.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 687-2007.

(334) Exception RM 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1978-18.

(335) Exception RM 335

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 7.5 metres from the side **main wall** of the end **dwelling unit**;
  - (ii) 12.0 metres if the **lot line** abuts a **lot** in a RD or RS zone; and
  - (iii) 10.5 metres in all other cases;
- (B) The maximum **lot coverage** is 30%;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; plus
  - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking;
- (E) A resident **parking space** must be located in a **building** or **structure**;
- (F) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (G) A **building** used for waste storage may be located in a yard that abuts a **street** if it is: [ By-law: 0559-2014 (OMB PL130592) ]
  - (i) fully enclosed by four walls and roof; and
  - (ii) at least 1.5 metres from any lot line; [ By-law: 559-2014 ]
- (H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(336) Exception RM 336

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from **lot line** abutting a **street** is 3.0 metres;
- (B) The maximum **Building** height is 11.0 metres;
- (C) A **main wall** with a **vehicle** entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.4 for each **dwelling unit** and used for resident parking; plus
  - (ii) 0.2 for each **dwelling unit** and used for surface visitor parking;
- (E) A minimum of 1 **parking space** for each **dwelling unit** must be located in a **building**;
- (F) Except for a maximum of 2 **driveways**, a minimum depth of 3.0 metres along the entire length of the **lot line** abutting Rural Avenue must be **soft landscaping**; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(337) Exception RM 337

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 1 **fourplex building** per **lot** on a registered plan;
- (B) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;



- (C) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The maximum **lot coverage** is 30%; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(338) Exception RM 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 1 **duplex building** per **lot** on a registered plan;
- (B) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (C) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (D) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (E) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.6 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (H) The maximum **lot coverage** is 30%; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(339) Exception RM 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The maximum **lot coverage** is 30%;
- (C) The minimum **building setback** from a **lot line** for a below ground parking **structure** is 3.0 metres;
- (D) The maximum height of a **building** is the maximum height of the **building** that existed on the **lot** on the date of the enactment of this By-law;
- (E) **Parking spaces** must be provided:
  - (i) for tenant parking at a minimum rate of 1.25 for each **dwelling unit** and a minimum of 80% must be located in a **building**; and
  - (ii) for visitor parking at a minimum rate of 0.25 for each **dwelling unit** and 100% must be surface **parking spaces**;
- (F) An **ancillary building** or **structure** used for waste storage may be located in the front or a **side yard** if:
  - (i) it is wholly enclosed; and
  - (ii) it is a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (G) These lands must comply with exception 900.6.10(473); and
- (H) A maximum of 8 visitor **parking spaces** may be located in a yard that abuts Kingston Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(340) Exception RM 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd.; and
  - (ii) 7.0 metres in all other cases;
- (B) An **ancillary building** or **structure** used for waste storage may be located in the front or a **side yard** if:
  - (i) it is wholly enclosed; and
  - (ii) it is a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (C) The maximum height of a **building** is 8.0 metres;
- (D) A minimum of 50% of the **lot area** must be **landscaped**;
- (E) **Parking spaces** must be located in the **residential building**;
- (F) **Parking space** must be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(341) Exception RM 341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **fourplex** is permitted on each **lot** on the registered plan;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** is 2.7 metres;
- (D) The maximum **lot coverage** is equal to the percentage of the **lot** covered by the **residential building** on the date of the enactment of this By-law;
- (E) The maximum **building** height is equal to the height of the **building** that existed on the date of the enactment of this By-law; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(342) Exception RM 342

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The minimum **building setback** for a **side lot line** that does not abut a **street** is 4.5 metres;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) The maximum **lot coverage** is equal to the percentage of the **lot** covered by the **residential building** on the date of the enactment of this By-law;
- (E) The maximum **building** height of a **building** is equal to the height of the **building** that existed on the date of the enactment of this By-law;
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(343) Exception RM 343

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** for a **side lot line** that does not abut a **street** is 1.5 metres;
- (C) The minimum **building setback** from a **rear lot line** is 21.0 metres;
- (D) The maximum **building** height of a **building** is 10.5 metres;
- (E) The maximum **lot coverage** is equal to the percentage of the **lot** covered by the **residential building** on the date of the enactment of this By-law;
- (F) The maximum **building** height of a **building** is equal to the height of the **building** that existed on the date of the enactment of this By-law;
- (G) **Parking spaces** must be provided at a minimum rate of 1.8 for each **dwelling unit**;
- (H) **Parking spaces** may be located in a **side yard** that abuts Dorset Rd.; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(344) Exception RM 344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd.; and
  - (ii) 7.5 metres from a **lot line** abutting any other **street**;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 6.0 metres if the **lot line** abuts a **street**; and
  - (ii) in all other cases a distance equal to half the height of the **building**; and
- (C) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(345) Exception RM 345

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 2.0 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 1.4 metres if the **side lot line** abuts a **street**; and
  - (ii) 0.6 metres in all other cases;
- (C) The portion of **main wall** with an entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (E) The maximum **building** height is 11.0 metres;
- (F) The maximum **lot coverage** is 30%;
- (G) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**;
- (H) These lands must comply with exception 900.6.10(473); and
- (I) No portion of the **building** or projection from it is permitted to encroach into a yard that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(346) Exception RM 346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) One **fourplex** is permitted on a **lot** in a registered plan;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.;
- (C) The maximum **lot coverage** is 33%;
- (D) The minimum **building setback** for a below grade parking **structures** is a distance equal to half the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(347) Exception RM 347

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 30 **dwelling units** are permitted;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 0 metres if the **lot line** abuts Bellamy Rd. S.; and
  - (ii) 2.0 metres if the **lot line** abuts Kingston Rd.;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD Zone is 0.6 metres;
- (D) The minimum **building setback** from the easterly **lot line** is 5.0 metres;
- (E) The maximum **building** height is 12.5 metres;
- (F) The maximum **lot coverage** is 47%;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(348) Exception RM 348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.3 metres;
- (C) The maximum **building** height is 11.0 metres;
- (D) The maximum **lot coverage** is 33%;
- (E) **Parking space** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.4 for each dwelling and used for visitor parking only; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(349) Exception RM 349

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 22-36 Greenbriar Road, if the requirements of By-law 478-2023 are complied with, none of the provisions of By-law 569-2013, and none of the provisions of By-law 569-2013, shall apply to prevent the erection or use of a **building** or **structure** permitted in compliance with (B) to (O) below;

- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 171.35 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 478-2023;
- (D) Despite Regulations 10.5.40.10(2), (3) and (4) and Section (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 478-2023:
- (i) parapets, roof access, chimneys, vents, ducts, pipes, roof drainage, antennae, terraces and terrace platforms, telecommunication equipment, satellite dishes, guard rails, railings, dividers, screens, balustrades, unenclosed **structures** providing safety or wind protection, privacy and wind screens, elements of a **green roof**, pergolas, trellises, light fixtures, landscape elements and landscape planters, architectural features, retaining walls, thermal and waterproofing assembly located at each of the roof levels of the **building**, **structures** on the roof of any part of the **building** used for outside or open air recreation, noise mitigation elements and partitions dividing outdoor recreational areas, all of which may project up to a maximum of 3.5 metres; and
  - (ii) structural/non-structural architectural columns/piers/bands, mechanical penthouses, equipment used for the functional operation of the **building**, such as cooling tower, electrical, utility, mechanical and ventilation equipment, stair and elevator enclosures and overruns, stair access, window washing equipment, lightning rods, exhaust flues, vents, ventilating equipment, chimney stack, air shafts, gas metres, garbage chute overruns and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in this section, all of which may project up to a maximum of 7.5 metres;
- (E) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 24,500 square metres;
- (F) Despite Clause 10.80.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 478-2023;
- (G) Despite Clause 10.5.40.60 and Section (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, balcony platforms, guards, railings and screens, all of which may project to a maximum of 2.5 metres;
  - (ii) lighting fixtures, architectural features, structural/non-structural architectural columns/piers, window washing equipment, awnings, canopies, parapets, parapet flashing, bollards, chimneys, cornices, eaves, stacks, roof and terrace scuppers, vents, walkways, roof overhang, gutter, downspout, trellises, window sills, guardrails, balustrades, railings, wheel chair ramps, mechanical exhaust and intake components, gas meters, underground garage ramps and their associated **structures** and elements, retaining walls, fences, Siamese connections, ornamental elements, all of which may project to a maximum of 2.0 metres;
  - (iii) terraces and terrace platforms, guards, railings, privacy screens, wind mitigation and acoustic screens and features, planters, parapets, landscape planters and elements of a **green roof**, which may project beyond the required **building setback** to the extent of the **main wall** of the **storey** below to a maximum of 6.0 metres; and
  - iv. stairs, stair enclosures, air shafts, gas metres, underground garage ramps and their associated **structures**, wheelchair ramps, and window washing equipment;
- (H) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** shall be provided in accordance with the following:
- (i) a minimum of 0.05 residential visitor **parking spaces** per **dwelling unit**; and
  - (ii) no minimum for residential occupant **parking spaces** applies;
- (I) Despite Regulation 200.5.1.10(2), a maximum of 15 percent of the required **parking spaces** may have minimum dimensions of:
- (i) length of 5.1 metres;
  - (ii) width of 2.4 metres; and
  - (iii) vertical clearance of 1.7 metres.
- (J) Despite Regulation 200.5.1.10(2)(D), where a **parking space** is limited by a wall or other permanent obstruction, 0.3 metre is not required for each side of the **parking space** that is obstructed;
- (K) A minimum of one (1) Type "G" **loading space** be provided and maintained on the lands for the new **building** as shown on Diagram 1 of By-law 478-2023 with the following dimensions:

- (i) minimum length of 13.0 metres;
  - (ii) minimum width of 4.0 metres; and
  - (iii) minimum vertical clearance of 6.1 metres;
- (L) Despite Regulation 15.10.40.50(1) a minimum of 1,280 square metres of **amenity space** shall be provided, of which:
  - (i) A minimum of 544 square metres is dedicated to indoor **amenity space**;
- (M) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided on the **lot** in accordance with the following minimum rates:
  - (i) 208 "long-term" **bicycle parking spaces** for residential occupants; and
  - (ii) 22 "short-term" **bicycle parking spaces** for residential visitors;
- (N) Despite regulation 230.5.1.10(4) and 230.5.1.10(5) **bicycle parking space** may be provided in racks or **bicycle parking** stackers with the following minimum dimensions:
  - (i) minimum length of 1.7 metres;
  - (ii) a minimum width of 0.4 metres; and
  - (iii) a minimum horizontal clearance from the wall of 1.0 metres;
- (O) Of the **dwelling units** that are permitted on the **lot**:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must contain two or more bedrooms
  - (ii) a minimum of 11 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) an additional 4 percent of the total number of **dwelling units** may be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
  - (iv) **dwelling units**, as described in (iii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
  - (v) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (vi) if the calculation of the number of required **dwelling units** in (i) to (iii) above results in a number with a fraction, the number may be rounded down to the nearest whole number;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 478-2023 ]

(350) Exception RM 350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only uses permitted are:
  - (i) **dwelling units** in any **residential building** other than a **detached house**;
  - (ii) **group home**;
  - (iii) **day nursery**; and
  - (iv) **nursing home**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **side lot line** is 0.6 metres;
- (D) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (E) The maximum **lot coverage** is 33%;
- (F) The maximum **building** height is 14.0 metres;
- (G) A **parking space** may not be located in a **side yard**, **rear yard** or within 3.0 metres of a **lot line** that abuts a **street**;
- (H) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.6 for each **dwelling unit** and used for visitor parking only; and

(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(351) Exception RM 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only **building** types permitted are **detached house**, **semi-detached house** and **duplex**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) The maximum height of a **building** is:
  - (i) 9.1 metres if the **building** is a **detached house** or **semi-detached house**; and
  - (ii) 12.2 metres for all other **buildings**;
- (E) The maximum number of **storeys** is 3;
- (F) The maximum **lot coverage** is 33%;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 2.0 spaces for each **dwelling unit** and used for resident parking; and
  - (ii) 0.2 spaces for each **dwelling unit** and used for visitor parking only;
- (H) A minimum of 1 **parking space** for each **dwelling unit** must be located in the **building** with the **dwelling unit** for which it is required; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections:  
(None Apply)

(352) Exception RM 352

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Scarborough Golf Club Rd.; and
  - (ii) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
  - (ii) 7.5 metres to the side **main wall** of a **building**; and
  - (iii) 10.5 metres in all other cases;
- (C) The maximum **building** height is 9.0 metres;
- (D) The maximum number of **storeys** is 2;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to half the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) The maximum **lot coverage** is 33%; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(353) Exception RM 353

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 33.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd. Eglinton Ave. or Markham Rd.; and
  - (ii) 7.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
  - (ii) 7.5 metres to the side **main wall** of a **building**; and
  - (iii) 10.5 metres in all other cases;
- (C) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to half the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (D) The maximum **lot coverage** is 33%;
- (E) An **ancillary building** used for storage of waste may be located in a **front yard** if:
  - (i) it is a minimum of 1.5 from a **lot line** that abuts a **street**; and
  - (ii) is entirely enclosed;
- (F) **Parking spaces** must be provided at a minimum rate of 1.6 for each **dwelling unit**;
- (G) A minimum of 1 **parking space** for each **dwelling unit** must be located in the **building** with the **dwelling unit** for which it is required;
- (H) A minimum of 0.2 **parking spaces** for each **dwelling unit** must be used for surface parking; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(354) Exception RM 354

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 7.5 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
  - (ii) 3.0 metres in all other cases;
- (C) The maximum **lot coverage** is 50%;
- (D) **Parking spaces** for resident use must be provided at a minimum rate of 1.0 spaces for each **dwelling unit**;
- (E) In the **residential building** there must be one **parking space** for each **dwelling unit**;
- (F) **Parking spaces** for visitor use must be provided at a minimum rate of:
  - (i) 0.8 for each **dwelling unit** if the visitor **parking spaces** are located in a communal parking area; or
  - (ii) 1.2 for each **dwelling unit** if:
    - (a) one visitor **parking space** is located on each **driveway** in tandem with each **parking space** behind the **main wall**; and
    - (b) The remaining visitor **parking spaces** are located in a communal parking area; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(355) Exception RM 355



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only those **buildings, structures** and parking existing on the day of the enactment of this By-law are permitted;
- (B) The maximum **lot coverage** is 30%;
- (C) The part of a **building** used for below grade parking must be set back from a **lot line** that abuts a **street** is a distance equal to the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to half the vertical distance from the elevation of the surface of the lowest floor to the elevation surface grade at the **lot line** abutting the **street**;
- (D) An **ancillary building** used for storage of waste may be located in a **front yard** or **side yard** if:
  - (i) it is a minimum of 1.5 from a **lot line** that abuts a **street**; and
  - (ii) is entirely enclosed; and
- (E) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(356) Exception RM 356

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 9.0 metres if the **lot line** abuts Manse Rd. or Coronation Dr.;
  - (ii) 10.5 metres from the easterly **lot line**;
  - (iii) 6.0 metres from the northerly **lot line** if it is the side **main wall** of a **townhouse building**; and
  - (iv) 10.5 metres in all other cases;
- (B) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum height of a **building** is the lesser of 3 **storeys** and 10.5 metres;
- (E) An **ancillary building** used for the storage of waste may be located in a **front yard** or **side yard** if:
  - (i) the **building** is fully enclosed; and
  - (ii) the **building** is set back a minimum of 1.5 metres from a **lot line**;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1 for each **dwelling unit** for resident use and located in the **residential building**; and
  - (ii) 0.2 for each **dwelling unit** and used for visitor parking at located at grade; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(357) Exception RM 357

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) 25.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** if a **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. or Beechgrove Dr.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 7.5 metres if it does not abut a **street**;

- (ii) 12.0 metres from a if it abuts a **lot** in a RD, RS or RT zone; and
- (iii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum height of a **building** is 8.0 metres;
- (E) An **ancillary building** used for the storage of waste may be located in a **front yard** or **side yard** if:
  - (i) the **building** is fully enclosed; and
  - (ii) the **building** is set back a minimum of 1.5 metres from a **lot line**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) A minimum of 75% of all **parking spaces** must be located under ground;
- (H) 20% of all **parking spaces** must be located at grade for visitor parking only;
- (I) These lands must comply with exception 900.6.10(473); and
- (J) Only those **building, structures** and **parking spaces** existing on the date of the enactment of this by-law are permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(358) Exception RM 358

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 31.0 metres, measured from the original centreline of the **street**, if a **lot line** abuts Lawrence Ave.; and
  - (ii) 12.0 metres in all other cases;
- (B) The maximum height of a **building** is 9.0 metres measured from **average grade** to the underside of the eaves;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 60% of the area of the **lot** to be used for **landscaping** purposes.
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1 for each **dwelling unit** for resident use; and
  - (ii) 0.125 each **dwelling unit** for to be located at grade for visitor parking only;
- (F) A minimum of 67% of all **parking spaces** must be located under ground;
- (G) Surface **parking spaces** for visitors are permitted in a yard if the **parking space** is located between the **main wall** of a **building** and the **lot line** abutting Valia Rd.; and
- (H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(359) Exception RM 359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **townhouse** is a permitted **residential building** type;
- (B) The maximum number of **dwelling units** is 9;
- (C) The maximum height of a **building** is the lesser of 3 **storeys** and 10.5 metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (E) The minimum **building setback** from a **side lot line** that does not abuts a **street** is 1.2 metres;
- (F) The minimum **building setback** from a **rear lot line** that does not abuts a **street** is 4.8 metres;
- (G) The maximum **lot coverage** is 30%;
- (H) **Parking spaces** must be provided at a minimum rate of 2.0 for each **dwelling unit**;
- (I) One required **parking space** for each **dwelling unit** must be located in the **residential building**; and
- (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(360) Exception RM 360

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 6;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The maximum **lot coverage** is equal to the percentage of the **lot** covered by existing **buildings** on the date of the enactment of this By-law;
- (D) A minimum area of 95 square metres in the **front yard** must be used for no other purpose than **landscaping** and a minimum area of 60 square metres in the **side yard** must be used for no other purpose than a recreational and amenity/playground area;
- (E) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**;
- (F) The required **parking space** for each **dwelling unit** must be located in the **residential building**;
- (G) Despite regulations to the contrary, an **apartment building** is not a permitted **building**;
- (H) These lands must comply with exception 900.6.10(473); and
- (I) No part of a **dwelling unit** may be located below grade in the **basement**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(361) Exception RM 361

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 16;
- (B) The minimum **building setback** from a **lot line** is the greater of:
  - (i) 6.0 metres from the north **lot line** and 18.5 metres from the south **lot line**, if the **residential building** is 58.0 metres or less from the **front lot line**;
  - (ii) 3.0 metres from the north **lot line** and 1.5 metres from the south **lot line**, if the **residential building** is more than 58.0 metres from the **front lot line**;
  - (iii) 3.0 metres from a **lot line** that abuts a **street**; and
  - (iv) 4.0 metres from a **lot line** that abuts a **lot** in Open Space Zone category;
- (C) The maximum height of a **building** is 11.5 metres;
- (D) The maximum number of **storeys** of a **building** is 3;
- (E) The maximum **lot coverage** is 40%;
- (F) **Parking spaces** for resident use must be provided at a minimum rate of 2.0 for each **dwelling unit**;
- (G) A minimum of one **parking space**, for each **dwelling unit**, must be located in the **residential building**; and
- (H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(362) Exception RM 362

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 15;
- (B) The minimum **building setback** from a **lot line** is the greater of:
  - (i) 4.5 metres from the south **lot line**;
  - (ii) 1.5 metres from a **lot line** that abuts Lawrence Ave.; and
  - (iii) 4.3 metres from a **side lot line**;

- (C) The maximum height of a **building** is the lesser of 2 **storeys** and 8.5 metres;
- (D) The maximum **lot coverage** is 40%;
- (E) **Parking spaces** must be provided at a minimum rate of 1.2 for each **dwelling unit**; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(363) Exception RM 363

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in a RD, RS or RT zone;
  - (ii) 7.5 metres if it is the side **main wall** of the **building**; and
  - (iii) 10.5 metres in all other cases;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the greater of:
  - (i) 3.0 metres; and
  - (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) A minimum of 50% of the **lot area** must be used for **landscaping**;
- (E) An **ancillary building** used for the storage of waste may be located in a front or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;
- (F) The maximum **lot coverage** is 30%;
- (G) **Parking spaces** for resident use must be provided at a minimum rate of 1.0 for each **dwelling unit** and must be located underground or in the **residential building**;
- (H) **Parking spaces** for visitor use only must be provided at a minimum rate of 0.3 for each **dwelling unit** and must be located at grade; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(364) Exception RM 364

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 71;
- (B) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the greater of:
  - (i) 3.0 metres; and
  - (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (C) A minimum of 50% of the **lot area** must be used for **landscaping**;
- (D) An **ancillary building** used for the storage of waste may be located in a front or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;
- (E) The maximum **lot coverage** is 30%;
- (F) A minimum of 114 **parking space** must be provided;
- (G) 25% of all **parking spaces** must be for visitor parking only; and
- (H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 59, of former City of Scarborough by-law 10327

(365) Exception RM 365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations to the contrary, only **dwelling units** in an **apartment building** and a **nursing home** are permitted;
- (B) The maximum height of a **building** is 15.0 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 2.0 for each **dwelling unit**;
- (D) For each **dwelling unit** one required **parking space** must be located in the **residential building** and the second **parking space** must be located on the **driveway** in tandem with the **parking space** in the **residential building**;
- (E) These lands must comply with exception 900.6.10(473);
- (F) The maximum **lot coverage** is 40%; and
- (G) The minimum **building setback** from a **lot line** is 1.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(366) Exception RM 366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 30;
- (B) The maximum height of a **building** is 11.5 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (D) The minimum **building setback** from a **side lot line** that does not abut a **street** is 1.5 metres;
- (E) The part of a **main wall** of a **building** that has a **vehicle** entrance to a **parking space** must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (F) The maximum **lot coverage** is 30%;
- (G) **Parking spaces** must be provided at a minimum rate of 1.8 for each **dwelling unit**;
- (H) One **parking space** for each **dwelling unit** must be located in the **residential building**;
- (I) A minimum of 11% of all **parking spaces** must be for visitor parking; and
- (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(367) Exception RM 367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only those **buildings, structures** and parking existing on the day of the enactment of this By-law are permitted;
- (B) The maximum height of a **building** is the lesser of 3 **storeys** and 10.0 metres;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the greater of:
  - (i) 3.0 metres; and
  - (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) A minimum of 50% of the **lot area** must be used for **landscaping**;
- (E) The maximum **lot coverage** is 30%;
- (F) An **ancillary building** used for the storage of waste material and **recyclable material** may be located in a **front yard** or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;

- (G) **Parking spaces** for resident use must be provided at a minimum rate of 1.0 for each **dwelling unit** and must be located underground or in the **residential building**;
- (H) **Parking spaces** for visitor use must be provided at a minimum rate of 0.2 for each **dwelling unit** and must be located at grade;
- (I) A minimum 6.0 metres long **driveway** must be located in front of the **vehicle** entrance in the **main wall** of the **residential building**; and
- (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(368) Exception RM 368

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the centreline of the **street**, if the **lot line** abuts Lawrence Ave.; and
  - (ii) 6.0 metres from all other **streets**;
- (B) The minimum **building setback** from **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in a RD, RS or RT zone;
  - (ii) 7.5 metres if it is the side **main wall** of the **building**; and
  - (iii) 10.5 metres in all other cases;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the greater of:
  - (i) 3.0 metres; and
  - (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) The maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law;
- (E) A minimum of 50% of the **lot area** must be used for **landscaping**;
- (F) The maximum **lot coverage** is 30%;
- (G) An **ancillary building** used for the storage of waste may be located in a front or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;
- (H) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (I) A minimum of 80% of all **parking spaces** are to be located below ground or in a **building**;
- (J) A minimum of 20% of all **parking spaces** must be located at grade and used for visitor parking; and
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(369) Exception RM 369

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres if it is the side **main wall** of the **building**; and
  - (ii) 10.5 metres in all other cases;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the greater of:
  - (i) 3.0 metres; and

- (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) A minimum of 50% of the **lot area** must be used for **landscaping**;
- (E) The maximum **lot coverage** is 30%;
- (F) An **ancillary building** used for the storage of waste may be located in a front or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;
- (G) **Parking spaces** must be provided at a minimum rate of 1.8 for each **dwelling unit**;
- (H) One **parking space** for each **dwelling unit** must be located in the **residential building**;
- (I) A **parking space** for visitors if located on the **driveway** must be in tandem with the **parking space** in the **building**; and
- (J) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(370) Exception RM 370

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres if it is the side **main wall** of the **building**; and
  - (ii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) An **ancillary building** used for the storage of waste material and **recyclable material** may be located in a front or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for resident use and located in the **residential building**; and
  - (ii) 0.25 for each **dwelling unit** must be located on grade and used for visitor parking; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(371) Exception RM 371

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Lawrence Ave., measured from the original centreline of the **street**; and
  - (ii) 6.0 metres in all other cases;
- (B) The minimum **building setback** from **lot line** that does not abut a **street** is:
  - (i) 4.5 metres from the easterly **lot line**;
  - (ii) 7.5 metres from the westerly **lot line**; and
  - (iii) 10.5 metres from the southerly **lot line**;
- (C) The maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law;
- (D) The maximum **lot coverage** is 30%;
- (E) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the greater of:
  - (i) 3.0 metres; and

(ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;

(F) An **ancillary building** used for the storage of waste material and **recyclable material** may be located in a front or **side yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street** and it is wholly enclosed;

(G) These lands must comply with exception 900.6.10(473); and

(H) Only **building**, **structures** and **parking spaces** existing on the date of the enactment of this by-law are permitted on these lands.

Prevailing By-laws and Prevailing Sections: (None Apply)

(372) Exception RM 372

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum **building** height is the lesser of 3 **storeys** and 10.0 metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;

(C) The maximum **lot coverage** is 30%;

(D) **Parking spaces** must be provided a minimum rate of 1.8 for each **dwelling unit**;

(E) A minimum of 1.0 **parking space** for each **dwelling unit** must be located in the **residential building**;

(F) A minimum of 11% of the required **parking spaces** must be used for visitor parking; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(373) Exception RM 373

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 25.0 metres measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and

(ii) 9.0 metres if the **lot line** abuts any other **street**;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;

(C) A minimum 7.5 metre wide **landscape** strip is required all parts of a **lot line** that abut a **lot** in an RD or RS zone;

(D) **Parking spaces** must be provided a minimum rate of 1.25 for each **dwelling unit**; and

(E) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(374) Exception RM 374

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The lands must comply with exception 900.6.10(23); and

(B) A photography studio is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(375) Exception RM 375

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:



- (A) The lands must comply with exception 900.6.10(2); and
- (B) A seniors retirement house is permitted subject to the following:
  - (i) the minimum east **side yard setback** is 1.7 metres;
  - (ii) the minimum west **side yard setback** of the detached garage is 0.25 metres;
  - (iii) the minimum north yard and west yard setbacks for projecting eaves is 0.0 metres; and
  - (iv) a maximum of 14 residents plus one staff person are permitted to reside in the house.

Prevailing By-laws and Prevailing Sections: (None Apply)

(376) Exception RM 376

The lands or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 10.5.40.70(1) and Clause 10.80.40.70, the required minimum building setbacks are as shown on Diagram 3 of By-law 157-2018;
- (B) Despite regulation 5.10.30.20(1), the **lot line** abutting Marina Avenue is **the front lot line**;
- (C) Despite regulation 5.10.40.70(2), an underground **parking garage** must be setback from the northerly **lot line** a minimum of 1.5 metres;
- (D) Despite Clause 10.80.40.80, the required minimum separation distance between Block 1 and Block 2 shown on Diagram 3 of By-law 157-2018 is 8.5 metres;
- (E) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 86.50 metres and the elevation of the highest point of the **building**;
- (F) Despite regulation 10.5.40.10(3) and regulation 10.5.40.10(4), any equipment or structures used for the functional operation of the building, including mechanical penthouses, roof top stair enclosures, roof decks, railings and dividers, parapets, and architectural features, may exceed the permitted maximum height by 3.5 metres;
- (G) Section 200.15, regarding accessible parking spaces, does not apply; and
- (H) A temporary sales office is permitted in a building on these lands until three years from the date of enactment of this By-law for the purpose of marketing and sale of the dwelling units permitted on these lands, and no other provisions of this By-law apply to prevent the temporary sales office.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 157-2018 ]

(377) Exception RM 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands must comply with exception 900.6.10(2); and
- (B) A **group home** is permitted on the lands subject to the requirements of Section 150.15.

Prevailing By-laws and Prevailing Sections: (None Apply)

(378) Exception RM 378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Guildwood Parkway is 6.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Rowatson Rd. is 4.0 metres and where the **vehicle** entrance to a garage also faces the **street**, the **vehicle** entrance must be set back a minimum of 5.7 metres from a **lot line** that abuts Rowatson Rd.;
- (C) The minimum **building setback** from a **side lot line** is:
  - (i) 2.0 metres for an end wall from the north **lot line**; and
  - (ii) 1.2 metres in all other cases;

- (D) The required **parking space** must be located in the **residential building**;
- (E) The maximum **lot coverage** is 33%;
- (F) The maximum height of a **building** or **structure** is 3 **storeys**; and
- (G) These lands must comply with exception 900.6.10(473).
- (I) Despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse must be:
  - (i) set back a minimum of 0.3 metres from a **lot line**; and
  - (ii) enclosed by four walls and a roof;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 18, of former City of Scarborough by-law 9676.

(379) Exception RM 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Only the following **building** types are permitted:
  - (i) **detached house**; and
  - (ii) **townhouse**;
- (B) Of the maximum number of permitted **dwelling units**:
  - (i) a maximum of five **dwelling units** in **townhouses** must abut the **lot line** of Kingston Rd.; and
  - (ii) a maximum of three **dwelling units** in **detached houses** must abut the **lot line** Crestwood Dr.;
- (C) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 3.0 metres;
- (D) The minimum **building setback** from a **lot line** that abuts Crestwood Dr. is 4.7 metres;
- (E) The minimum **building setback** from the north **lot line** for the **townhouses** that abut Kingston Rd. is 0.6 metres;
- (F) The minimum **building setback** from the north **lot line** for a **detached house** where the **lot line** abuts Crestwood Dr. is 1.2 metres;
- (G) An unenclosed porch may encroach into the easterly yard of the **detached house** that abuts Crestwood Dr. a maximum of 1.8 metres;
- (H) **Parking spaces** must be provided at a minimum rate of 2.0 spaces per **dwelling unit** and the required **parking spaces** must be located within in the **residential building**;
- (I) A minimum **landscaping** strip of 1.5 metres must be provided along the **lot line** that abuts Crestwood Drive;
- (J) The maximum **lot coverage** is 44%;
- (K) The maximum height of the **building** or **structure** is:
  - (i) 3 **storeys** excluding **basements** and 12.5 metres for **townhouses**; and
  - (ii) 2 **storeys** excluding **basements** and 9.0 metres for **detached houses**; and
- (L) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(380) Exception RM 380

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kingston Rd. is 3.0 metres;
- (B) The **vehicle** entrance to a garage must be set back a minimum of 6.0 metres from a minimum 6.0 metre wide access **lane**;
- (C) **Parking spaces** must be provided at a minimum rate of 1.25 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** must be located in the **residential building** for residents;

- (ii) a minimum of 0.25 **parking spaces** must be surface spaces for visitors and this does not include the area in front of the entrance to a garage; and
- (iii) the minimum dimension for enclosed **parking space** are 2.7 metres in width by 5.7 metres in length;
- (E) The maximum **gross floor area** for a **dwelling unit** is 139 square metres;
- (F) Despite regulations to the contrary, **buildings** or **structures** used for the storage of refuse must be:
  - (i) set back a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
  - (ii) enclosed by four walls and a roof;
- (G) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (H) The maximum **lot coverage** is 20%; and
- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(381) Exception RM 381

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) One **fourplex** is permitted on a **lot** with a minimum of 19.5 metres frontage on a **street** and a minimum **lot area** of 929 square metres;
- (B) The minimum **building setback** from a **lot line** that abuts Guildwood Parkway is 12.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts Livingston Rd. is 20.5 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (E) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (F) The minimum **building setback** from a **rear lot line** is 9.0 metres;
- (G) The maximum **lot coverage** is 33%; and
- (H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(382) Exception RM 382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum height of a **building** or **structure** is 3 **storeys**;
- (D) The maximum **lot coverage** is 33%;
- (E) The minimum **building setback** for a **building** or **structure** is the lesser of:
  - (i) 76.0 metres from the top edge of the Scarborough Bluffs, or
  - (ii) a horizontal distance of 137.0 metres from the water's edge of Lake Ontario; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(383) Exception RM 383

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The permitted maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(384) Exception RM 384

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts:

- (i) Midland Ave. is 12.0 metres; and
- (ii) Finch Ave. is 18.0 metres;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:

- (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
- (ii) 7.5 metres from a **side lot line**; and
- (iii) 10.5 metres from a **rear lot line**;

(C) The maximum **lot coverage** is 30%;

(D) A minimum of 50% of the **lot** must be used for **soft landscaping**;

(E) Below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;

(G) Of the **parking spaces** required a minimum of:

- (i) 75% must be located in a **building**; and
- (ii) 20% of all **parking spaces** must be for visitor use; and

(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(385) Exception RM 385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centerline of the **street**;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:

- (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
- (ii) 7.5 metres in other cases;

(C) The maximum **lot coverage** is 30%;

(D) A minimum of 60% of the **lot** must be used for **soft landscaping**;

(E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**, and a minimum of 50% must be located in a **building**; and

(F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(386) Exception RM 386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centerline of the **street**;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is:

- (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
- (ii) 7.5 metres in other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (F) Of the **parking spaces** required a minimum of:
  - (i) 75% must be located in a **building**; and
  - (ii) 20% of all **parking spaces** must be for visitor use; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(387) Exception RM 387**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centerline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
  - (ii) 7.5 metres in other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 60% of the **lot** must be used for **soft landscaping**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (F) Of the **parking spaces** required a minimum of:
  - (i) 75% must be located in a **building**; and
  - (ii) 20% of all **parking spaces** must be for visitor use; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(388) Exception RM 388**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Huntingwood Dr.; and
  - (ii) 7.5 metres in all other cases;
- (B) The minimum **interior floor area** for a **dwelling unit** is 102 square metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
- (D) A yard that abuts a **lot** in an RD, RS or RT zone must be used for no other purpose than **soft landscaping**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**, and a minimum of 50% must be located in a **building**; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

**(389) Exception RM 389**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Huntingwood Dr.; and
  - (ii) 6.0 metres from any other **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground **main wall** of two **building** is the distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 30%;
- (E) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**, and a minimum of 50% must be located in a **building**; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(390) Exception RM 390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Alexmuir Blvd. is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
  - (ii) 7.5 metres in other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (E) Below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) A **building** used for the storage of waste may be located in a yard that abuts a **street**, if it is a minimum of 1.5 metres from the **lot line** and the **building** is entirely enclosed; and
- (G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(391) Exception RM 391

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (E) Below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) Of the **parking spaces** required a minimum of:
  - (i) 75% must be located in a **building**; and
  - (ii) 20% of all **parking spaces** must be for visitor use;
- (H) These lands must comply with exception 900.6.10(473);

- (I) A swimming pool existing on the date of the enactment of this By-law may be located in a yard that abuts Brimwood Blvd.; and
- (J) A free-standing recreation **building** is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(392) Exception RM 392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (C) In addition to regulations (A) and (B) above, the lands must be developed according to regulations (D) or (F) but not both; [ By-law: 1268-2023 ]
- (D) If the lands are developed for a **Detached house, Semi-detached house, Duplex, Townhouse, Apartment building** or a **building** other than those listed that has a maximum of four **dwelling units** sharing one common entrance to the **building**, then the following regulations apply:
  - (i) the maximum number of **dwelling units** must not be more than 1 **dwelling unit** for each 161 square metres of **lot area**;
  - (ii) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
  - (iii) the maximum height of a **building** or **structure** is the lesser of 13.5 metres and 4 **storeys**;
  - (iv) **amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of fifty (50). If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** must be provided in two or more rooms, with each room having an **interior floor area** of not less than 46 square metres and not more than 93 square metres;
  - (v) **parking spaces** must be provided at a minimum rate of 1.12 for each **dwelling unit**; and
  - (vi) of the **parking spaces** required a minimum of:
    - (a) 65% must be located in a **building**; and
    - (b) 11% of all **parking spaces** must be for visitor use;
- (E) These lands must comply with exception 900.6.10(473); and
- (F) If the lands are developed for a **Detached house, Semi-detached house, Duplex** or a **building** other than those listed that has a maximum of four **dwelling units** sharing one common entrance to the **building**, then the following regulations apply:
  - (i) the maximum number of **dwelling units** must not be more than 1 for each 269 square metres of **lot area**;
  - (ii) the minimum **building setback** from a **side lot line** or **rear lot line** is 7.5 metres;
  - (iii) the maximum **lot coverage** is 30%;
  - (iv) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
  - (v) of the **parking spaces** required a minimum of:
    - (a) 75% must be located in a **building**; and
    - (b) 20% of all **parking spaces** must be for visitor use; and
  - (vi) below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(393) Exception RM 393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws, and Prevailing Sections:

Site Specific Provisions:

- (A) On 408 Horner Avenue, if the requirements of By-law 748-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite Regulation 10.5.50.10(4), a **lot** with an **apartment building** must have:
- (i) a minimum of 45 percent of the **lot area** for **landscaping**;
  - (ii) a minimum of 80 percent of the **landscaping** required in (i) above must be **soft landscaping**; and
  - (iii) a minimum of 50 percent of the **rear yard** must be **soft landscaping**.
- (C) Regulation 10.5.50.10(5) regarding **landscaping** requirements for an **apartment building** abutting another residential **lot** does not apply;
- (D) Despite Regulation 10.5.50.10(6), the calculation of **landscaping** or **soft landscaping** in Regulation (B) above excludes the area of the required minimum **building setback** covered by any part of a **building** or **structure** which is permitted to encroach into a required minimum **building setback** by Clause 10.5.40.60 and (L) below;
- (E) Regulations 10.5.80.10(2) and 10.5.80.30(1) regarding **parking space** location and separation requirements for **apartment buildings** do not apply;
- (F) Despite Regulation 10.80.30.20(1), the required minimum **lot frontage** for an **apartment building** is 16.5 metres;
- (G) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 27 percent;
- (H) Despite regulations 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 748-2023;
- (I) Despite Regulations 10.5.40.10(2) to (4) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
- (i) equipment used for the functional operation of the **building** including electrical, utility, roof access, chimneys, and vents may project above the height limits to a maximum of 1.5 metres;
  - (ii) architectural features and parapets may project above the height limits to a maximum of 0.5 metres; and
  - (iii) planters, **landscaping** features, guard rails, privacy screens, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 1.5 metres.
- (J) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** is 825 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 825 square metres.
- (K) Despite Regulation 10.80.40.1(2), the permitted maximum number of **dwelling units** on the **lot** is 9;
- (L) Despite Regulations 10.80.40.70(1), (2) and (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 748-2023
- (M) Despite Regulations 10.80.40.80(1) and (2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 748-2023;
- (N) Despite Regulations 10.5.40.60(1) to (8) and (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
- (i) decks, porches, and balconies, to a maximum extent of 2.4 metres;
  - (ii) canopies, awnings, and privacy screens to a maximum extent of 2.4 metres;
  - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 0.5 metres;
  - (iv) window projections, including bay windows and box windows, to a maximum extent of 1.0 metre;
  - (v) eaves, to a maximum extent of 1.0 metre; and
  - (vi) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 0.5 metres.
- (O) Despite Regulation 200.5.10.1 and Table 200.5.10.1, a maximum of 5 residential occupant **parking spaces** are permitted;
- (P) Despite Regulation 230.5.1.10(9)(B), "long term" **bicycle parking spaces** may be located outside of a **building** on the **lot**;
- (Q) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 1 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**.



Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 748-2023 ]

(394) Exception RM 394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
  - (ii) 7.5 metres from a **side lot line**; and
  - (iii) 10.5 metres from a **rear lot line**;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum height of the **building** from grade to the underside of the eaves is 8.0 metres;
- (E) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) Of the **parking spaces** required a minimum of:
  - (i) 75% must be located in a **building**; and
  - (ii) 20% of all **parking spaces** must be for visitor use;
- (H) Below grade **structures** are permitted in all required yards if it is not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (I) These lands must comply with exception 900.6.10(473); and
- (J) The lands may also be used for a **place of worship**, if it is the only use on the lands covered by this exception and the lands comply with all the following:
  - (i) the minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
  - (ii) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
  - (iii) the minimum separation between the above ground **main wall** of two **buildings** is the distance equal to half the combined total height of the two **buildings**; and [ By-law: 559-2014 (OMB PL130592) ]
  - (iv) the maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(395) Exception RM 395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
  - (ii) 7.5 metres from a **side lot line**; and
  - (iii) 10.5 metres from a **rear lot line**;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum height of the **building** from grade to the underside of the eaves is 8.0 metres;
- (E) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) Of the **parking spaces** required a minimum of:
  - (i) 75% must be located in a **building**; and
  - (ii) 20% of all **parking spaces** must be for visitor use; and

(H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(396) Exception RM 396

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts McCowan Rd. or Sandhurst Circle is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
  - (ii) 7.5 metres from a **side lot line**; and
  - (iii) 10.5 metres from a **rear lot line**;
- (C) The maximum **lot coverage** is 30%;
- (D) Below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) Of the **parking spaces** required a minimum of:
  - (i) 75% must be located in a **building**; and
  - (ii) 20% of all **parking spaces** must be for visitor use; and
- (H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(397) Exception RM 397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts McCowan Rd.; and
  - (ii) 9.0 metres if the **lot line** abuts Sandhurst Circle;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
  - (ii) 7.5 metres from a **side lot line**; and
  - (iii) 10.5 metres from a **rear lot line**;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (E) Below grade **structures** are permitted in all required yards if it is not closer to a **lot line** that abuts a **street** than the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) Of the **parking spaces** required a minimum of:
  - (i) 75% must be located in a **building**; and
  - (ii) 20% of all **parking spaces** must be for visitor use;
- (H) A **building** used for the storage of waste may be located in a yard that abuts a **street**, if it is a minimum of 1.5 metres from the **lot line** and the **building** is entirely enclosed; and

- (I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(399) Exception RM 399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building** height is the lesser of 13.5 metres and 4 **storeys**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 12.0 metres from Middlefield Rd.,
  - (ii) 9.0 metres from Richmond Park Blvd.
- (D) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (E) Below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) Of the **parking spaces** required a minimum of:
  - (i) 65% must be located in a **building**; and
  - (ii) 11% of all **parking spaces** must be for visitor use; and
- (H) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(400) Exception RM 400

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Sandhurst Circle; and
  - (ii) 4.5 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone;
  - (ii) 7.5 metres from a **side lot line**; and
  - (iii) 10.5 metres from a **rear lot line**;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 50% of the **lot** must be used for **soft landscaping**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (F) Of the **parking spaces** required a minimum of:
  - (i) 75% must be located in a **building** and directly accessible from a **dwelling unit**; and
  - (ii) 20% of all **parking spaces** must be on grade and for visitor use;
- (G) Below grade **structures** are permitted in all required yards if they are not closer to a **lot line** that abuts a **street** than the greater of:
  - (i) 3.0 metres; and

(ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(H) A **building** used for the storage of waste may be located in a yard that abuts a **street**, if it is a minimum of 1.5 metres from the **lot line** and the **building** is entirely enclosed; and

(I) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(401) Exception RM 401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Brimley Rd.; and
- (ii) 9.0 metres if the **lot line** abuts Huntingwood Dr.;

(B) The minimum **building setback** from a **lot line** that abuts a **lot** in a RD, RS or RT zone is 7.5 metres and that setback must be used for **soft landscaping**;

(C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**.

(D) The minimum separation between the above ground **main wall** of two **buildings** is the distance equal to half the combined total height of the two **buildings**. [ By-law: 559-2014 (OMB PL130592) ]

(E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

(F) A minimum of 50% of the **parking spaces** must be in a **building**; and

(G) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(402) Exception RM 402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 6.0 metres for the part of **main wall** with a **vehicle** entrance to a **parking space**; and
- (ii) 3.0 metres in all other cases;

(B) **Parking spaces** must be provided at a minimum rate of 1.6 for each **dwelling unit**; and

(C) Of the required **parking spaces** a minimum of:

- (i) 1.0 for each **dwelling unit** is for resident parking; and
- (ii) 0.2 for each **dwelling unit** is for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(403) Exception RM 403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 6.0 metres for the part of **main wall** with a **vehicle** entrance to a **parking space**; and
- (ii) 3.0 metres in all other cases;

(B) **Parking spaces** must be provided at a minimum rate of 1.6 for each **dwelling unit**, of which:

- (i) a minimum of 1.4 for each **dwelling unit** is for resident parking; and
- (ii) a minimum of 0.2 for each **dwelling unit** is for visitor parking; and

- (C) A minimum of 70% of the required resident **parking spaces** must be in a **building** or below grade parking **structure**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(404) Exception RM 404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a road is:
- (i) 12.0 metres if the **lot line** abuts Sewells Rd. or McLevin Avenue; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **lot line** that does not abut a **street** is:
- (i) 12.0 metres if the **lot line** abuts a **lot** in a RD, RS or RT zone; and
  - (ii) in all other cases:
    - (a) 7.5 metres from a side **main wall** to a **lot line**; and
    - (b) 10.5 metres from a rear **main wall** to a **lot line**;
- (C) A minimum of 50% of the **lot area** must be **soft landscaping**;
- (D) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
- (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
- (i) it is wholly enclosed with walls and a roof; and
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (F) **Parking spaces** must be provided at a minimum rate of:
- (i) 1.3 **parking spaces** per **dwelling unit** for residents; and
  - (ii) 0.2 **parking spaces** per **dwelling unit** must be provided for visitors; and
- (G) Of the required Resident **parking spaces**:
- (i) a minimum of 1.0 **parking space** per **dwelling unit** must be either in an attached garage or below grade; and
  - (ii) a maximum of 0.3 **parking spaces** per **dwelling unit** may be provided in tandem together with enclosed parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(405) Exception RM 405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 6.0 metres for the part of **main wall** with a **vehicle** entrance to a **parking space**;
  - (ii) 6.0 metres if the **lot line** abuts Sewells Rd. or McLevin Avenue; and
  - (iii) 3.0 metres in all other cases;
- (B) The minimum **building setback** from a **lot line** that does not abut a **street** is 6.0 metres;
- (C) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
- (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

- (D) A minimum of 45% of the **lot areas** must be used for **soft landscaping**;
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.4 **parking spaces** per **dwelling unit** for residents; and
  - (ii) 0.2 **parking spaces** per **dwelling unit** must be provided for visitors; and
- (F) Of the required resident **parking spaces**, a minimum of 1.0 **parking space** per **dwelling unit** must be either in an attached garage or below grade;

Prevailing By-laws and Prevailing Sections: (None Apply)

(406) Exception RM 406

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is 10.5 metres;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 50% of the **lot area** must be used for **soft landscaping**;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking;
- (G) A resident **parking space** must be located in a **building** or **structure**; and
- (H) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is wholly enclosed with walls and a roof; and
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(407) Exception RM 407

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is 9.0 metres from a **front lot line** that abuts Sheppard Ave., Neilson Rd., Sewells Rd., Brenyon Way or Wickson Trail;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
  - (ii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum **building** height is 10.5 metres;
- (E) A minimum of 50% of the **lot area** must be used for **soft landscaping**;
- (F) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and

- (ii) 0.25 for each **dwelling unit** and used for surface visitor parking;
- (H) A resident **parking space** must be located in a **building** or **structure**; and
- (I) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is wholly enclosed with walls and a roof; and
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(408) Exception RM 408

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is 9.0 metres from a **front lot line** that abuts Sheppard Ave., Neilson Rd., Sewells Rd., Brenyon Way or Wickson Trail;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
  - (ii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum **building** height is the lesser of 10.5 metres and 3 **storeys**;
- (E) A minimum of 50% of the **lot area** must be used for **soft landscaping**;
- (F) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking;
- (H) The required resident **parking space** must be located in the **residential building**;
- (I) The **vehicle** entrance in the main **building** must be set back a minimum of 6.0 metres from a **street** or **lane**;
- (J) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is wholly enclosed with walls and a roof; and
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**; and
- (K) Visitor **parking spaces** may be located in a yard that abuts Wickson Trail if they are a minimum of 9.0 metres from the **lot line** that abuts Wickson Trail.

Prevailing By-laws and Prevailing Sections: (None Apply)

(409) Exception RM 409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 36.0 metres, if the **lot line** abuts Sheppard Ave., and measured from the original centreline of the **street**; and
  - (ii) 7.5 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
  - (ii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;

- (D) The maximum **building** height is 10.5 metres;
- (E) A minimum of 50% of the **lot area** must be used for **soft landscaping**;
- (F) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.6 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.2 for each **dwelling unit** and used for surface visitor parking;
- (H) A minimum of 1.0 resident **parking space** for each **dwelling unit** must be located in the **residential building**; and
- (I) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is wholly enclosed with walls and a roof; and
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(410) Exception RM 410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 14.0 metres, if the **lot line** abuts Sheppard Ave.; and
  - (ii) 7.5 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in an RD, RS or RT zone; and
  - (ii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 50% of the **lot area** must be used for **soft landscaping**;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.3 for each **dwelling unit** and used for surface visitor parking; and
- (G) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is wholly enclosed with walls and a roof; and
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(411) Exception RM 411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 22.0 metres if the **lot line** abut Warden Ave.; and



(ii) 5.7 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and

(C) The maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(412) Exception RM 412

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and

(C) The maximum **building** height is the height of the **building** as it existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(414) Exception RM 414

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A maximum of 11 **detached houses** are permitted;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 6.5 metres if the **lot line** abuts Kingston Rd.; and

(ii) 2.7 metres if the **lot line** abuts Birchmount Rd.;

(C) The minimum **building setback** from a **lot line** that does not abut a **street** is:

(i) 2.7 metres if it is from the side wall of the **building**; and

(ii) 5.7 metres in all other cases;

(D) The maximum height of a **building** with a **dwelling unit** is the lesser of 4 **storeys** and 14.0 metres;

(E) The maximum **lot coverage** is 30%

(F) A minimum of 50% of the **lot area** must be used for **landscaping**;

(G) The minimum **building setback** for a below grade parking **structure** from a **lot line** is the greater of:

(i) 3.0 metres; and

(ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

(H) A **building** or **structure** used for the storage of waste may be located in a yard that abuts a **street** if it is wholly enclosed and a minimum of 1.5 metres from any **lot line**;

(I) Parking must be provided on the following basis:

(i) a minimum of one **parking space** per **dwelling unit** must be located in the **residential building**; and

(ii) a minimum of one **parking space** per **dwelling unit** must be provided for visitors and located in tandem with the **parking space** in (i) above;

(J) The following lands must be used for **landscaping**:

(i) a minimum of 5.7 metre wide strip of land along the Kingston Rd. frontage excluding from that area a bus shelter;

(ii) a minimum 2.7 metre wide strip of land along the easterly **lot line**;

(iii) a minimum 5.7 metre wide strip of land along the southerly **lot line**; and

(iv) a minimum 2.7 metre wide strip of land along the Birchmount Rd. frontage excluding from that area a 6.0 metre wide combined egress and ingress; and

(K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(415) Exception RM (415)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 596 Renforth Drive, if the requirements of By-law 1123-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) For the purposes of this exception, the **lot line** abutting Renforth Drive is the front lot line;
- (C) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 148.84 metres;
- (D) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 48 (forty-eight) percent;
- (E) Despite Regulation 10.80.30.20(1), the required minimum **lot frontage** is 55 metres;
- (F) Despite regulations 10.80.40.10(1) and (3), the permitted maximum height and number of **storeys** for a **building** or **structure** is the number in metres following the letters "HT" and the value following the letters "ST" as shown on Diagram 4 of By-law 1123-2023; and
  - (i) for the purpose of this exception, a mechanical/ electrical room and rooftop access does not constitute a **storey**, provided the maximum gross floor area does not exceed:
    - (a) 330 square metres on each of "Block A" and "Block E" as shown on Diagram 4 of By-law 1123-2023;
    - (b) 290 square metres on each of "Block B" and "Block D" as shown on Diagram 4 of By-law 1123-2023; and
    - (c) 205 square metres on "Block C" as shown on Diagram 4 of By-law 1123-2023;
- (G) Despite Regulations 10.5.40.10(2) and (3), and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 1123-2023:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, chimneys, antennae and vents, by a maximum of 3 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 3.1 metres;
  - (iii) parapets, by a maximum of 1.5 metres;
  - (iv) terraces, eaves and roof drainage by a maximum of 0.5 metres;
  - (v) guard rails by a maximum of 1.2 metres;
- (H) Despite Clause 10.80.40.70 and Regulation 10.5.40.70 (1), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 1123-2023;
- (I) Despite Clause 10.80.40.80, the required separation of **main walls** are as shown in metres on Diagram 4 of By-law 1123-2023;
- (J) Despite Clause 10.5.40.60 and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances, as follows:
  - (i) decks, porches, and balconies, by a maximum of 1.5 metres;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2.7 metres;
  - (iii) architectural features, such as porch eaves, a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres
  - (iv) window projections, including bay windows and box windows, by a maximum of 0.6 metres; and
  - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (K) Despite Regulation 10.5.50.10(5), a **lot** with an **apartment building** must have a minimum 0.6 metre wide strip of **soft landscaping** along any part of a **lot** abutting another **lot** in the Residential Zone category;
- (L) Despite Regulations 200.5.10.1(1), 200.25.15.2(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 1.0 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.2 residential visitor **parking spaces** for each **dwelling unit**;

(M) Regulation 10.5.100.1(5), related to driveway access to apartment buildings, does not apply;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1123-2023 ]

(417) Exception RM 417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is 12.0 metres;
- (C) The maximum **lot coverage** is 30%;
- (D) A minimum of 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (E) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is wholly enclosed with walls and a roof; and
  - (ii) is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit**, to be located in the **residential building** and attached to the **dwelling unit** for which it is required and used for resident parking; and
  - (ii) 0.25 for each **dwelling unit**, to be used as visitor parking and located at grade; and
- (H) The maximum number of **storeys** is 2.

Prevailing By-laws and Prevailing Sections: (None Apply)

(418) Exception RM 418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is 13.5 metres from the **lot line** abutting a **street** within 30 metres from the north **side lot line**, 19.5 metres thereafter;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 7.5 metres from the north **side lot line** within 75 metres from the **street** line.
  - (ii) 7.5 metres from the south **side lot line** within 100 metres from the **street** line.
  - (iii) 2.4 metres in all other cases.
- (C) The maximum number of **storeys** is 2;
- (D) The maximum **lot coverage** is 30%;
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.6 for each **dwelling unit** and used for visitor parking; and
- (F) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(419) Exception RM 419

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) a minimum of 3.0 metres and a maximum of 6.0 metres from the **street** line of Finch Ave.; and
  - (ii) and in all other cases, 3.0 metres except that the **main wall** with the **vehicle** entrance to a **parking space** must be set back a minimum of 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side only;
- (C) The maximum **lot coverage** is 50%; and
- (D) The maximum floor space index for the **lot** is 1.8, and for this exception **Gross Floor Area** means the aggregate of the areas of each floor above grade measured between the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of motor **vehicles**, locker storage and laundry facilities, but excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any area used for recreational or mechanical purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(420) Exception RM 420

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres, if the **lot line** abuts of Finch Ave. and Warden Ave.;
  - (ii) 12.0 metres, if the **lot line** abuts of Bridletowne Circle and Birchmount Rd.; and
  - (iii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres;
- (C) A yard that abuts a **lot** in a RS or RD zone must be used for **landscaping**;
- (D) A minimum of 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (E) The maximum **lot coverage** is 30%;
- (F) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (G) A minimum of 50% of the **lot area** must be used for **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (I) Of the required **parking spaces**:
  - (i) a minimum of 75% must be located in a **building** or in a **structure** below grade; and
  - (ii) a minimum of 20% of all required **parking spaces** must be for visitor parking;
- (J) A below grade parking **structure** is permitted in a **front yard**, if it is set back a minimum distance equal to the vertical distance between the elevation of the surface of the lowest floor of the **structure** to the average elevation at the **front lot line**; and  
[ By-law: 559-2014 (OMB PL130592) ]
- (K) These lands must comply with exception 900.6.10(473).

Prevailing By-laws and Prevailing Sections: (None Apply)

(421) Exception RM 421

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres, except that the portion of the **main wall** with a **vehicle** entrance to a **parking space** must be set back a minimum of 6.0 metres;
- (B) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 7.5 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (C) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**; and
- (D) Of the required **parking spaces**:

- (i) a minimum of 1.0 **parking space** for each **dwelling unit** must be located in a **building** or in a below grade **structure**; and
- (ii) a minimum of 0.25 **parking spaces** for each **dwelling unit** must be used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(422) Exception RM 422

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is:
  - (i) 10.5 metres if the **lot line** abuts a **lot** in a RD or RS zone; and
  - (ii) a distance equal to half the height of the **building** in all other cases;
- (C) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (D) A minimum 1.5 metre wide strip of land used for **soft landscaping** must be provided along the portion of a **lot line** that abuts a **lot** in the RD zone;
- (E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; of which:
  - (i) a minimum of 75% must be located in a **building** or in a **structure** below grade;
  - (ii) a minimum of 20% of all required **parking spaces** must be for visitor parking;
- (F) A minimum of 60% of the **lot area** must be used for no other purpose than **landscaping**;
- (G) The maximum **lot coverage** is 30%;
- (H) **Amenity space** must be provided inside a **building** at a minimum rate of 2.4 square metres for each **dwelling unit**; and
- (I) In addition to the uses permitted in the zone, one **place of worship** is permitted if it complies with the following:
  - (i) it is located on Part **Lot 26**, Concession "D": Being lands bounded on the west by Midland Ave., on the north by the H.E.P.C. right-of-way and Registered Plan M669 on the east by the Institutional Uses-Radio Station, on the south by the Registered Plan 3391;
  - (ii) the **building** must be set back from a **lot line** that abuts Midland Ave. a minimum of 25.0 metres, measured from the original centreline of the **street**;
  - (iii) the maximum **lot coverage** is 40%; and
  - (iv) the minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(423) Exception RM 423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (D) The maximum **lot coverage** is 35%; and
- (E) A maximum four **dwelling units**, which may be in the form of a **fourplex**, per parcel of land with a minimum 21 metres frontage on a public **street** and a minimum area of 780 square metres; or a maximum one **dwelling unit** per parcel of land with a minimum of 5.25 metres frontage on a public **street** and a minimum area of 195 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(424) Exception RM 424

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(425) Exception RM 425

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** for each **dwelling unit** is 5.2 metres;
- (B) The minimum **lot area** for each **dwelling unit** is 120.0 square metres; [ By-law: 451-2022 ]
- (C) The minimum **building setback** from a **front lot line** is 4.0 metres, except that the portion of a **main wall** with a **vehicle** entrance to a **parking space** must be set back a minimum of 6.3 metres;
- (D) The minimum **building setback** from a **side lot line** is 1.4 metres;
- (E) The minimum **building setback** from a **rear lot line** is 6.5 metres; and
- (F) The maximum **building** height is the lesser of 3 **storeys** and 10.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(426) Exception RM 426

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) 6.0 metres if the setback is to the side **main wall** of the **building**; and
  - (ii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is a wholly enclosed **building**; and
  - (ii) it is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (E) **Parking spaces** for resident use must be provided at a minimum rate of 1.0 for each **dwelling unit** and must be located below grade or in a garage; and
- (F) **Parking spaces** for visitor parking must be provided at a minimum rate of 0.25 for each **dwelling unit** and must be located at ground level.

Prevailing By-laws and Prevailing Sections: (None Apply)

(427) Exception RM 427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

- (B) The minimum separation between the above ground **main walls** of two **building** on a **lot** is a distance equal to half the combined total height of the two **buildings**;
- (C) [Deleted] [ By-law: 559-2014 (OMB PL130592) ]
- (D) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (E) A **building** used for the storage of waste is permitted in a yard that abuts a **street** if:
  - (i) it is a wholly enclosed **building**; and
  - (ii) it is located a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a minimum of 75% must be located below ground or in the **residential building**; and
  - (ii) a minimum of 20% must be for visitor use and located at ground level;
- (H) A below grade parking **structures** may be permitted in a **front yard** if it is set back the greater of:
  - (i) a minimum of 3.0 metres; and
  - (ii) a minimum distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (I) A minimum of 45% of the **lot area** must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(428) Exception RM 428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 2771 and 2773 Victoria Park Avenue, as shown on Diagram 1 of By-law 392-2024, if the requirements of By-law 392-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below:
- (B) The maximum permitted number of **dwelling units** is 62;
- (C) A minimum of 100 square metres of **amenity space** shall be provided;
- (D) Despite Regulation 10.5.40.10(3), the following equipment and **structures** may exceed the permitted maximum height shown on Diagram 3, subject to regulation 10.5.40.10(4):
  - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents and water supply facilities, by a maximum of 3.0 metres;
  - (ii) skylights by a maximum of 1.0 metre;
  - (iii) **structures** that enclose, screen or cover the elements listed in (i) and (ii) above, by a maximum of 3.0 metres;
  - (iv) architectural features (including architectural flutes and ornamental elements), parapets, and elements and **structures** associated with a roof or **green roof**, by a maximum of 3.0 metres; and
  - (v) **landscaping** features, including planters, seating areas, decorative screens, columns, pillars, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (E) Despite Regulation 10.5.50.10(4), a minimum of 20 percent of the **lot** must be **landscaping**, of which 50 percent must be **soft landscaping**;
- (F) Despite Regulation 10.80.20.40(1), a **dwelling unit** is only permitted in an **apartment building**;
- (G) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage** is 50 percent;
- (H) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 392-2024;
- (I) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 3 of By-law 392-2024;
  - (i) for the purpose of this exception, an elevator overrun, elevator entrance, stair enclosure, as well as any mechanical penthouse element does not constitute a **storey**;
- (J) Despite Regulations 10.80.40.70(1), (2) and (3), the required minimum **building setbacks** are shown on Diagram 3 of By-law 392-2024;

- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum rate of 0.42 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a maximum rate of 0.7 residential occupant **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 residential occupant **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
  - (iii) a maximum rate of 0.8 residential occupant **parking spaces** for each one- bedroom **dwelling unit**;
  - (iv) a maximum rate of 0.9 residential occupant **parking spaces** for each two- bedroom **dwelling unit**;
  - (v) a maximum rate of 1.1 residential occupant **parking spaces** for each three- bedroom **dwelling unit**;
  - (vi) a minimum of 2.0 residential visitor **parking spaces**, plus 0.05 residential visitor **parking spaces** per **dwelling unit**;
  - (vii) a maximum of 1.0 residential visitor **parking spaces** for the first five (5) **dwelling units**; and
  - (viii) a maximum of 0.1 residential visitor **parking spaces** for the sixth and subsequent **dwelling units**;
- (L) Regulation 10.5.80.10(2) regarding **parking space** location for **apartment buildings** does not apply;
- (M) Regulation 10.5.80.30(1) regarding **parking space** separation from an **apartment building** does not apply; and
- (N) Regulation 10.5.100.1(5) regarding **driveway** access to an **apartment building** does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 392-2024 ]

(430) Exception RM 430

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) The lands municipally known as 1120-1132 Weston Rd. must comply with City of Toronto by-law 1029-2006.

(432) Exception RM 432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** is 14;
- (B) The minimum **building setback** from a **front lot line** is 1.2 metres;
- (C) The maximum **lot coverage** is 46%;
- (D) The minimum **building setback** from a **side lot line** is 6.0 metres;
- (E) The maximum height of a **building** is the lesser of 4 **storeys** and 10.5 metres; and
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each dwelling for resident use and located in an **building** or **structure**; and
  - (ii) 0.1 space for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(433) Exception RM 433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On these lands municipally known as 15 Primrose Ave., City of Toronto by-law 75-2006.

(435) Exception RM 435



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from Birchmount Rd. is 25.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is the distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is the distance equal to half the combined total height of the two **buildings**; [ By-law: 348-2021 ]
- (D) The maximum **lot coverage** is 25%;
- (E) The minimum elevation of the floor of the **basement** of the **building** must be a minimum of 3.5 metres above the invert of the Massey Creek;
- (F) A minimum 1.5 metres wide **landscaped** strip of land must be provided along the entire length of the portion of a **lot line** that abuts a **lot** in the Residential Zone category;
- (G) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (H) A minimum of 5 required **parking spaces** must be located in a garage in the **rear yard**; and [ By-law: 348-2021 ]
- (I) All roofs to be pitched with a rise of 1.0 metres in 4.0 metres including garages.

Prevailing By-laws and Prevailing Sections: (None Apply)

(436) Exception RM 436

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from Kennedy Rd. is 25.0 metres measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is the distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground **main wall** of two **building** on the same **lot** is the distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(439) Exception RM 439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between the above ground **main walls** of two **buildings** that are on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (D) The maximum **lot coverage** is 30%;
- (E) Each **dwelling unit** must have an individual access to the outdoors at grade level; or, not more than two **dwelling units** must have a common access to the exterior of the **building** at grade level;
- (F) A **building** may not contain more than 3 **dwelling units**; and
- (G) **Parking spaces** must be provided at a minimum rate of 1.5 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(441) Exception RM 441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 3000, 3004, 3008, 3012 and 3020 Kennedy Road, if the requirements of By-law 711-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 186.1 metres and the elevation of the highest point of the **building** or **structure**;
- (C) The maximum permitted number of **dwelling units** is 171;
- (D) **Amenity space** must be provided at the minimum rate of 4.0 square metres for each **dwelling unit**, of which:
  - (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**; and
  - (ii) at least 2.0 square metres for each **dwelling unit** is outdoor **amenity space**;
- (E) Despite Regulation 10.80.30.40(1)(A), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 50 percent;
- (F) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 711-2024;
- (G) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 3 of By-law 711-2024;
  - (i) for the purpose of this exception, an elevator overrun, elevator entrance, stair enclosure, as well as any mechanical penthouse element does not constitute a **storey**;
- (H) Despite Clause 10.80.40.40, the permitted maximum floor space index is 1.20;
- (I) Despite Regulation 10.5.40.10(3), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 711-2024:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 3.3 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres; and
  - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (J) Despite Clause 10.80.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 711-2024;
- (K) Despite Regulation 10.80.40.80 (1) and (2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 711-2024;
- (L) Despite Clause 10.80.40.70 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres; and
  - (ii) window projections, including bay windows and box windows, by a maximum of 3.0 metres;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a maximum of 0.7 residential occupant **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
  - (ii) a maximum of 1.0 residential occupant **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
  - (iii) a maximum of 0.8 residential occupant **parking spaces** for each one- bedroom **dwelling unit**;
  - (iv) a maximum of 0.9 residential occupant **parking spaces** for each two- bedroom **dwelling unit**;
  - (v) a maximum of 1.1 residential occupant **parking spaces** for each three- bedroom **dwelling unit**; and
  - (vi) a minimum of 2.0 residential visitor **parking spaces**, plus 0.05 residential visitor **parking spaces** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 711-2024 ]

(442) Exception RM 442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Morningside Ave. and Ellesmere Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres if the **lot line** abuts a **lot** in an RD or RS zone; and
  - (iii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 60%;
- (D) A minimum of 60% of the area of the **lot** not covered by **buildings, driveway** and required **parking space** must be **soft landscaping**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (F) Of the required **parking spaces**, 75% must be for resident use and located in a below grade parking **structure**, and 20% must be used for visitor parking;

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 25, of former City of Scarborough by-law 11883.

(443) Exception RM 443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres if the **lot line** abuts a **lot** in an RD or RS zone; and
  - (iii) 10.5 metres in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum height of the **main wall** from **established grade** to the underside of the eaves is 7.5 metres;
- (E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (F) Of the required **parking spaces**, 75% must be for resident use and located in a below grade parking **structure**, and 20% must be used for visitor parking;
- (G) A minimum of 60% of the **lot area** must be **landscaped**; and
- (H) The maximum permitted height of a **building** is the lawful height of the tallest lawfully existing **building** on the **lot**. [ By-law: 559-2014 (OMB PL130592) ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(444) Exception RM 444

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 15.0 metres if the **lot line** abuts Warden Ave.;
  - (ii) 12.0 metres if the **lot line** abuts Birchmount Rd.; and
  - (iii) 9.0 metres in all other cases, except that an end wall may be a minimum of 6.0 metres from the **street** line of Cass Ave.;

- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is:
  - (i) 6.0 metres if the wall is an end wall; and
  - (ii) 9.0 metres in all other cases;
- (C) The maximum height of the **main wall** from **established grade** to the underside of the eaves is 7.5 metres;
- (D) A minimum of 50% of the **lot area** must be **landscaped**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) **Parking spaces** provided in excess of the minimum required by this By-law must be used for visitor **parking spaces**;
- (G) An **ancillary building** may be located in a yard that abuts a **street** if it is:
  - (i) wholly enclosed;
  - (ii) used only for waste storage; and
  - (iii) at least 1.5 metres from all **lot lines**; and
- (H) The maximum height **building** is the height of the tallest **building** on the **lot** on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(445) Exception RM 445

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 208 **dwelling units** per block as shown on a Registered Plan;
- (B) The minimum **building setback** is:
  - (i) 3.0 metres from a **lot line** that abuts Neilson Rd.;
  - (ii) 2.0 metres from a **lot line** that abuts any other **street**; and
  - (iii) 30.0 metres from a **lot line** that abuts a railway right-of-way;
- (C) The maximum height of a **building** is the lesser of 4 **storeys** and 16 metres;
- (D) A below grade parking **structure** must be set back a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**;
- (F) In addition to the uses permitted in the zone, a **public school** is also permitted;
- (G) Despite regulations to the contrary, a **townhouse** is a permitted **building type**; and
- (H) A maximum of 5 model homes must be permitted prior to the registration of the plan of subdivision if these model homes are constructed in compliance with the applicable requirements of this By-law.

Prevailing By-laws and Prevailing Sections: (None Apply)

(446) Exception RM 446

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:
  - (i) 12.0 metres from a **lot line** that abuts a **lot** in a RD or RS zone;
  - (ii) 10.5 metres from a **rear lot line**; and
  - (iii) 7.5 metres from all other **lot lines**;
- (B) The maximum **building** height is 7.5 metres;
- (C) A minimum 50% of the **lot area** to be used for no other purpose than **landscaping**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (E) A minimum of 75% of the total **parking spaces** must be located underground;
- (F) 20% of the **parking spaces** must be located on the surface and used for visitors' parking;
- (G) The minimum **building setback** for a below grade parking **structures** is the greater of:

- (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance between the surface of the lowest floor of the **structure** to the average elevation of grade along the **front lot line**; and
- (H) A **building** used for waste storage may be located in a yard that abuts a **street** if it is:
- (i) fully enclosed by four walls and roof; and
  - (ii) no closer than 1.5 metres to any **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(447) Exception RM 447

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:
- (i) 12.0 metres from a **lot line** that abuts a **lot** in a RD or RS zone;
  - (ii) 10.5 metres from a **rear lot line**; and
  - (iii) 7.5 metres from all other **lot lines**;
- (B) The maximum **building** height is 7.5 metres;
- (C) A minimum 50% of the **lot area** to be used for no other purpose than **landscaping**;
- (D) Underground parking **structures** may be permitted in all yards;
- (E) The minimum **building setback** for a below grade parking **structures** is the distance equivalent to the vertical distance between the surface of the lowest floor of the **structure** to the average elevation of grade along the **front lot line**;
- (F) The maximum **lot coverage** is 15%;
- (G) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (H) A minimum of 75% of the total **parking spaces** must be located underground; and
- (I) 20% of the **parking spaces** must be located on the surface and used for visitors' parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(448) Exception RM 448

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:
- (i) 7.5 metres from the east **lot line**; and
  - (ii) 2.0 metres from the west **lot line**;
- (B) The maximum **building** height is 12.5 metres;
- (C) No maximum **lot coverage** applies;
- (D) **Parking spaces** for resident use must be provided at a minimum rate of 1.2 spaces for each **dwelling unit**;
- (E) Visitor **parking spaces** must be provided at a minimum rate of 0.2 spaces for each **dwelling unit**; and
- (F) Attached **dwelling units** must have individual private access to each **dwelling unit** from grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(449) Exception RM 449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:

- (i) 12.0 metres from a **lot line** that abuts a **lot** in a RD or RS zone;
- (ii) 10.5 metres from a **rear lot line**; and
- (iii) 7.5 metres from all other **lot lines**;
- (B) A minimum 50% of the **lot area** to be used for no other purpose than **landscaping**;
- (C) The minimum **building setback** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance between the surface of the lowest floor of the **structure** to the average elevation of grade along the **front lot line**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (E) A minimum of 65% of the total **parking spaces** must be located underground;
- (F) 11% of the **parking spaces** must be located on the surface and used for visitors' parking; and
- (G) A **building** uses for waste storage may be located in a yard that abuts a **street** if it is:
  - (i) fully enclosed by four walls and roof; and
  - (ii) no closer than 1.5 metres to any **lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(450) Exception RM 450

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:
  - (i) 30.0 metres from a **lot line** that abuts Ellesmere Rd., Lawrence Avenue and Kennedy Road measured from the original centreline of the **street**; and [ By-law: 1092-2021 ]
  - (ii) from a **side lot line**, a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(451) Exception RM 451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **townhouse** is a permitted **building** type;
- (B) The minimum **building setback** from a **front lot line** is the greater of:
  - (i) 33.0 metres measured from the original centerline of Kennedy Rd.; and
  - (ii) 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) The maximum **building** height is the lesser of 3 **storeys** and 10.0 metres; and
- (E) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(452) Exception RM 452

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 2 **dwelling units** per **lot** with a minimum 15.0 metres of **lot frontage** and 510 square metres of **lot area**; or
- (B) A maximum of 1 **dwelling unit** per **lot**, with a minimum of 7.5 metres of **lot frontage** and 255 square metres of **lot area**; and
- (C) The minimum **building setback** is:

- (i) 17.5 metres from a **front lot line**; and
- (ii) 2.4 metres from a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(453) Exception RM 453

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 22.0 metres measured from the original centerline of the **street** a **lot line** that abuts Birchmount Rd.; and
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(454) Exception RM 454

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 6.0 metres for that portion of the **main wall** with a **vehicle** entrance to a **parking space**;
  - (ii) 4.5 metres from a **side lot line**; and
  - (iii) 3.0 metres in all other cases;
- (B) The maximum **building** height is the lesser of 3 **storeys** and 10.0 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (D) Visitor parking must be provided at a minimum rate of 0.2 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(455) Exception RM 455

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **building setback** from a **lot line** that abuts Birchmount Rd. is 16.0 metres, measured from the original centerline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (C) The minimum **building setback** from a **rear lot line** is:
  - (i) 7.7 metres to the rear **main wall** of the **residential building**; and
  - (ii) 5.8 metres to any other **structure**;
- (D) The maximum **lot coverage** is 76%;
- (E) The maximum **building** height is 10.45 metres;
- (F) **Parking space** for visitor parking must be provided at a minimum rate of 0.25 for each **dwelling unit**;
- (G) Attached **dwelling units** must have individual private access to each **dwelling unit** from grade; and
- (H) **Landscaping** must be provided on the site as follows:
  - (i) a 1.2 metre wide strip of land along the entire length of the portion of a **lot line** abutting a **lot** in the RD zone must be used for walkways or **landscaping**;
  - (ii) a 5.8 metre wide strip of land along the entire length of the **rear lot line** must be used for **landscaping**; and
  - (iii) a minimum 45 square metre **landscape** open space area must be provided in a central location on the **lot**.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 1465 Birchmount Rd., City of Toronto by-law 740-2005.

(457) Exception RM 457

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 28332.

(458) Exception RM 458

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20(8) of former City of North York zoning by-law 7625.

(462) Exception RM 462

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and

(D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 1077-2010 as amended. [ By-law: 1675-2013 ]

(463) Exception RM 463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;

(B) The minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:

(i) 12.0 metres if the **lot line** abuts a **lot** in the RD-zone or RS-zone;

(ii) 7.5 metres if the **main wall** is an end-wall; and

(iii) 10.5 in all other cases;

(C) The maximum **lot coverage** is 30%;

(D) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]

(E) A minimum 60% of the **lot area** must be used for no other purpose than **landscaping**;

(F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(G) A minimum of 75% of all **parking spaces** must be located underground or in a **building** or **structure**; [ By-law: 451-2022 ]

(H) A minimum of 20% of the **parking spaces** must be for visitor parking; and [ By-law: 451-2022 ]

(I) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)



(464) Exception RM 464

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (B) The minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is 7.5 metres;
- (C) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (D) A minimum 60% of the **lot area** must be used for no other purpose than **landscaping**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) A minimum of 75% of all **parking spaces** must be located underground or in a **building** or **structure**; and [ By-law: 451-2022 ]
- (G) A minimum of 20% of the **parking spaces** must be for visitor parking. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(465) Exception RM 465

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 22.0 metres measured from the original centre line of the road if the road is Birchmount Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in the RD-zone or RS-zone;
  - (ii) 7.5 metres if the **main wall** is an end-wall; and
  - (iii) 10.5 in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (E) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) A minimum of 75% of all parking spaces must be located underground or in a **building** or **structure**; [ By-law: 451-2022 ]
- (G) A minimum of 20% of the **parking spaces** must be for visitor parking; [ By-law: 451-2022 ]
- (H) A minimum 60% of the **lot area** must be used for no other purpose than **landscaping**; and
- (I) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(466) Exception RM 466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 22.0, metres measured from the original centre line of the road;
- (B) The minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is 7.5 metres;
- (C) The maximum number of **storeys** permitted is 2;
- (D) The maximum **lot coverage** is 30%;

- (E) A wholly enclosed and roofed **building** or **structure** used for the storage of waste may be located in a **front yard** if it is a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (F) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
  - (i) half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
  - (ii) 3.0 metres;
- (G) The required **parking space** must be located in the **residential building**; and
- (H) Visitor **parking spaces** must be located in a surface parking area that is a minimum of 20% of the area covered by the **residential buildings** on the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(467) Exception RM 467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if it is the side wall of a **building** on a **corner lot**; and
  - (ii) 7.5 metres in all other cases;
- (B) The minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in the RD-zone or RS-zone;
  - (ii) 7.5 metres if the **main wall** is an end-wall; and
  - (iii) 10.5 in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (E) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) A minimum of 75% of all **parking spaces** must be located underground or in a **building** or **structure**; [ By-law: 451-2022 ]
- (G) A minimum of 20% of the **parking spaces** must be for visitor parking; [ By-law: 451-2022 ]
- (H) A minimum 60% of the **lot area** must be used for no other purpose than **landscaping**; and
- (I) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(468) Exception RM 468

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 6.0 metres for the part of the **building** with a **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases;
- (B) The minimum **building setback** from a **rear lot line** and a **lot line** that abuts a **lot** in the RD zone or Open Space Zone category, is 7.5 metres;
- (C) The required **parking space** must be located in the **residential building**; and
- (D) A minimum of one **parking space** must be provided for visitors and be located on a **driveway** leading to a **parking space** in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(469) Exception RM 469

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 6.0 metres for the part of the **building** with a **vehicle** entrance to a **parking space**; and
  - (ii) 3.0 metres in all other cases;
- (B) The maximum **building** height is 12 metres; and
- (C) **Parking spaces** must be provided at a minimum rate of 1.5 for each **dwelling unit**, of which 1.0 for each **dwelling unit** must be enclosed and 0.2 for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(470) Exception RM 470

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The maximum **building** height is 12 metres; and
- (C) **Parking spaces** must be provided at a minimum rate of 1.5 for each **dwelling unit**, of which 1.0 for each **dwelling unit** must be enclosed and 0.2 for each **dwelling unit** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(471) Exception RM 471

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **rear lot line** and a **side lot line** that does not abut a **street** is:
  - (i) 12.0 metres if the **lot line** abuts a **lot** in the RD zone or RS zone;
  - (ii) 7.5 metres if the **main wall** is an end-wall; and
  - (iii) 10.5 in all other cases;
- (C) The maximum **lot coverage** is 30%;
- (D) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (E) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) A minimum of 75% of all **parking spaces** must be located under ground;
- (G) A minimum of 20% of the **parking space** must be for visitor parking; and
- (H) A minimum 60% of the **lot area** must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(472) Exception RM 472

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is:
  - (i) 6.0 metres if the wall is the side end wall of a **building**; and
  - (ii) 9.0 metres in all other cases;
- (C) The maximum **lot coverage** for all **building** is 30%;

- (D) A minimum of 50% of the **lot area** must be used for **soft landscaping**;
- (E) The maximum height of the **building** wall between **established grade** and the underside of the eaves is 8.0 metres; [ By-law: 559-2014 (OMB PL130592) ]
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) Any **parking space** provided in excess of those required must be for visitor parking; and
- (H) A wholly enclosed and roofed **building** or **structure** used for the storage of waste may be located in a **front yard**, if it is a minimum of 1.5 metres from a **lot line** that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(473) Exception RM 473**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index for a **lot** with a **dwelling unit** in a permitted **building** type is:
  - (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
  - (iii) 0.4 if the **lot area** is more than 697 square metres;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 451-2022 ]

**(474) Exception RM 474**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

**(475) Exception RM 475**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house**, **semi-detached house**, **duplex**, **triplex**, a **townhouse** with every **dwelling unit** fronting directly on a **street**, and an **apartment building** are the only **residential building** types permitted;
- (B) The minimum **lot frontage** is:
  - (i) 8.0 metres for a **detached house**;
  - (ii) 12.0 metres for a **semi-detached house**, **duplex**, or **triplex**;
  - (iii) 5.0 metres for a **townhouse**; and
  - (iv) 20.0 metres for an **apartment building**;
- (C) The maximum **building** height is:
  - (i) 11.0 metres and no more than 3 **storeys** for a **detached house**, **semi-detached house**, **duplex**, **triplex**, or **townhouse**; and
  - (ii) 14.0 metres and no more than 4 **storeys** for an **apartment building**;
- (D) The maximum floor space index is:
  - (i) 1.0 for a **detached house**, **semi-detached house**, **duplex**, **triplex**, or **townhouse**; and
  - (ii) 1.5 for an **apartment building**;
- (E) The minimum **rear yard setback** is:
  - (i) 6.0 metres for a **detached house**, **semi-detached house**, **duplex**, **triplex**, or **townhouse**; and
  - (ii) 7.5 metres for an **apartment building**;
- (F) The minimum **side yard setback** is:

- (i) 0.5 metres on one side and 1.2 metres on the other side for a **detached house, duplex, or triplex**;
- (ii) 1.2 metres for the exterior of two attached **duplex or triplex buildings**;
- (iii) 1.2 metres for a **semi-detached house**;
- (iv) 0.5 metres for a **townhouse**; and
- (v) 2.5 metres for an **apartment building**;

(G) A **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and

(H) A **triplex** may be attached to one other **triplex** on an adjacent **lot** in the same zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

(476) Exception RM 476

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) 370 square metres for a **detached house**;
- (ii) 325 square metres for each **dwelling unit** of a **semi-detached house**;
- (iii) 555 square metres for a **duplex or triplex**;
- (iv) 650 square metres for a **fourplex**; and
- (v) 695 square metres for an **apartment building**;

(B) The minimum **lot frontage** is:

- (i) 12.0 metres for a **detached house**;
- (ii) 10.5 metres for each dwelling of a **semi-detached house**;
- (iii) 15.0 metres for a **duplex**;
- (iv) 18.0 metres for a **triplex**;
- (v) 21.0 metres for a **fourplex**; and
- (vi) 22.5 metres for an **apartment building**;

(C) The maximum **building** height is:

- (i) 9.5 metres for a **detached house**;
- (ii) 11.0 metres for a **semi-detached house, duplex, triplex, or fourplex**; and
- (iii) 20.0 metres for an **apartment building**;

(D) The maximum floor space index is:

- (i) 0.35 for a **detached house**;
- (ii) 0.6 for a **semi-detached house, duplex, triplex, or fourplex**; and
- (iii) 1.0 for an **apartment building**;

(E) The minimum **rear yard setback** is:

- (i) 7.5 metres for a **detached house, semi-detached house, duplex, or triplex**; and
- (ii) 10.5 metres for a **fourplex** or apartment; and

(F) The minimum **side yard setback** is:

- (i) 0.9 metres for a **detached house or semi-detached house**;
- (ii) 1.8 metres for a **duplex**;
- (iii) 3.0 metres for a **triplex**;
- (iv) 3.6 metres for a **fourplex**; and
- (v) 4.5 metres for an **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(477) Exception RM 477

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) 370 square metres for a **detached house**;
- (ii) 325 square metres for each **dwelling unit** of a **semi-detached house**;
- (iii) 555 square metres for a **duplex** or **triplex**;
- (iv) 650 square metres for a **fourplex**; and
- (v) 695 square metres for an **apartment building**;

(B) The minimum **lot frontage** is:

- (i) 12.0 metres for a **detached house**;
- (ii) 10.5 metres for each dwelling of a **semi-detached house**;
- (iii) 15.0 metres for a **duplex**;
- (iv) 18.0 metres for a **triplex**;
- (v) 21.0 metres for a **fourplex**; and
- (vi) 22.5 metres for an **apartment building**;

(C) The maximum **building** height is:

- (i) 9.5 metres for a **detached house**;
- (ii) 11.0 metres for a **semi-detached house**, **duplex**, **triplex**, or **fourplex**; and
- (iii) 10.5 metres for an **apartment building**;

(D) The maximum floor space index is:

- (i) 0.35 for a **detached house**;
- (ii) 0.6 for a **semi-detached house**, **duplex**, **triplex**, or **fourplex**; and
- (iii) 1.0 for an **apartment building**;

(E) The minimum **rear yard setback** is:

- (i) 7.5 metres for a **detached house**, **semi-detached house**, **duplex**, or **triplex**; and
- (ii) 10.5 metres for a **fourplex** or apartment; and

(F) The minimum **side yard setback** is:

- (i) 0.9 metres for a **detached house** or **semi-detached house**;
- (ii) 1.8 metres for a **duplex**;
- (iii) 3.0 metres for a **triplex**;
- (iv) 3.6 metres for a **fourplex**; and
- (v) 4.5 metres for an **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(478) Exception RM 478**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) 325 square metres for a **detached house**;
- (ii) 555 square metres for a **semi-detached house**;
- (iii) 370 square metres for a **duplex**; and
- (iv) 465 square metres for a **triplex**;

(B) The minimum **lot frontage** is:

- (i) 10.5 metres for a **detached house**;
  - (ii) 18.0 metres for a **semi-detached house**;
  - (iii) 12.0 metres for a **duplex**;
  - (iv) 15.0 metres for a **triplex**; and
  - (v) 22.5 metres for a **fourplex** or **apartment building**;
- (C) The maximum **building** height is 9.5 metres for a **detached house**; and
- (D) The minimum **side yard setback** is:
- (i) 0.9 metres for a **detached house, semi-detached house, duplex, or triplex**; and
  - (ii) 0.6 times the height of the **building** for a **fourplex** or **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(479) Exception RM 479

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is:
- (i) 325 square metres for a **detached house**;
  - (ii) 555 square metres for a **semi-detached house**; and
  - (iii) 370 square metres for a **duplex**;
- (B) The minimum **lot frontage** is:
- (i) 10.5 metres for a **detached house**;
  - (ii) 18.0 metres for a **semi-detached house**; and
  - (iii) 15.0 metres for a **duplex**;
- (C) The maximum **building** height is 9.5 metres for a **detached house**; and
- (D) The minimum **side yard setback** is 0.9 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(480) Exception RM 480

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is:
- (i) 230 square metres for a **detached house**;
  - (ii) 460 square metres for a **semi-detached house**;
  - (iii) 555 square metres for a **duplex**; and
  - (iv) 610 square metres for a **triplex**;
- (B) The minimum **lot frontage** is:
- (i) 7.5 metres for a **detached house**;
  - (ii) 15.0 metres for a **semi-detached house** or **duplex**;
  - (iii) 16.5 metres for a **triplex**; and
  - (iv) 22.5 metres for a **fourplex** or **apartment building**;
- (C) The maximum **building** height is 9.5 metres for a **detached house**;
- (D) If regulation 10.5.40.70(1) does not apply, the minimum **front yard setback** is 4.5 metres for a **fourplex** or **apartment building**; and
- (E) The minimum **side yard setback** is:
- (i) 0.6 metres for a **detached house**,
  - (ii) 1.2 metres for a **semi-detached house, duplex, or triplex**;

- (iii) 1.5 metres from a **side lot line** abutting a **street** for a **detached house, semi-detached house, duplex, or triplex** on a **corner lot**; and
- (iv) equal to half the height of the **building** for a **fourplex** or **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(482) Exception RM 482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1-23, 8-30 Okra Tomar Crescent and 2-24 Adra Grado Way, City of Toronto by-law 107-2017. [ By-law: 616-2025 ]

(500) Exception RM 500

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1981-258.

(501) Exception RM 501

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 313 and 315 The Kingsway, former City of Etobicoke by-law 83-142.



## **900.7 RA - Zone**

### **900.7.1 General**

(1) RA Zone Exceptions

The regulations located in Article 900.7.10 apply only to the exceptions subject to the RA zone and identified with the corresponding exception number.

### **900.7.10 Exceptions for RA Zone**

(1) Exception RA 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 13627.

(3) Exception RA 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(2) of North York zoning by-law 7625.

(4) Exception RA 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1996-19.

(5) Exception RA 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1990-253.

(7) Exception RA 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 112-2016 [ By-law: 111-2016 ]

(9) Exception RA 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 21054.

(10) Exception RA 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If a **building** is located within 90 metres of a **lot line** abutting Sandhurst Circle then the maximum **building** height is 10.5 metres and three **storeys**;
- (B) The maximum height for an **apartment building** is 54 metres if it is not located within 90 metres of a **lot line** abutting Sandhurst Circle;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 3.0 metres if the **lot line** abuts Sandhurst Circle or Exchequer Place;
  - (ii) 6.0 metres if the **lot line** abuts Finch Ave. or McCowan Rd. and the **building** has a height of 10.5 metres and three **storeys** or less; and
  - (iii) 14.0 metres if the **lot line** abuts Finch Ave. or McCowan Rd. and the **building** has a height of more than 10.5 metres and three **storeys**;
- (D) The minimum **building setback** for an **apartment building** from a **lot line** that abuts a **lot** in the Residential Zone category is:
- (i) 50.0 metres for any part of the **apartment building** with a height of 10.5 metres and three **storeys** or less; and
  - (ii) 60.0 metres for any part of the **apartment building** with a height of more than 10.5 metres and three **storeys**;
- (E) A balcony, porch or canopy may encroach into a required **building setback** between the **main wall** of the **building** and a **lot line** abutting a **street**, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the **main wall** of the **building**;
- (F) A below grade **structure** must be set back a minimum of 3.0 metres from a **lot line** that abuts a **street** unless the **lot line** abuts Exchequer Place for which no **building setback** is required;
- (G) The maximum number of **dwelling units** for these lands, in total, is 603;
- (H) Amenity space must be provided at a minimum rate of 1.5 square metres for each **dwelling unit**;
- (I) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which 1.0 for each **dwelling unit** must be for residential use and 0.2 for each **dwelling unit** must be for at grade visitor parking; and
- (J) A **townhouse** is a permitted building type.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C", Exception 32 part 2, of former City of Scarborough by-law 12797. [ By-law: 607-2015 ]

(11) Exception RA 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1989-78.

(12) Exception RA 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 147-2005.

(13) Exception RA 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) The greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with 5 **dwelling units**; and
- (ii) 139 square metres per **dwelling unit** for an **apartment building** with more than 5 **dwelling units**;

(B) The minimum **lot frontage** is:

- (i) 18.0 metres for an **apartment building** with 5 **dwelling units**; and
- (ii) 24.0 metres for an **apartment building** with more than 5 **dwelling units**;

(C) The minimum **front yard setback** is 7.5 metres;

(D) The minimum **rear yard setback** is the greater of 7.5 metres or 25% of the **lot depth**; and

(E) The minimum **side yard setback** is:

- (i) 3.0 metres for an **apartment building** with 5 **dwelling units**; and
- (ii) half the height of the **building** for an **apartment building** with more than 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(14) Exception RA 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 10,931.

(15) Exception RA 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1984-87.

(16) Exception RA 16

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1437.

(17) Exception RA 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 3472.

(18) Exception RA 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1986-157.

(19) Exception RA 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2285 Lake Shore Blvd. W., former City of Etobicoke by-law 1988-141.

(20) Exception RA 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 607-2015 ]

(21) Exception RA 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 174-2003.

(22) Exception RA 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14,656.

(23) Exception RA 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 75 Irwin Rd., former City of Etobicoke by-law 14,267.

(25) Exception RA 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2045 Lake Shore Blvd. W., former City of Etobicoke by-laws 3878, 14849 and 15507.

(26) Exception RA 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2269 Lake Shore Blvd. W., former City of Etobicoke by-law 1988-116.

(28) Exception RA 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto 840-2002.

(30) Exception RA 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 530.

(31) Exception RA 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14,757.

(32) Exception RA 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1981-155.

(33) Exception RA 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 905.

(42) Exception RA 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2855 Bloor St. W., former City of Etobicoke by-law 1994-118.

(45) Exception RA 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of By-law 391-2016(OMB) are complied with, none of the provisions of 15.5.20.1 (1), 15.5.30.1, 15.5.40, 15.5.50, 15.5.60, 15.10.20.10 (1), 15.10.20.40 (1), 15.10.30.40 (1), 15.10.40.80, apply to prevent the erection or use of a **townhouse** if the **townhouse** complies with (B) to (I) below;
- (B) A **townhouse** is a permitted **residential building** type;
- (C) A maximum of two **townhouses** are permitted on the lands;
- (D) The **front lot line** of a **townhouse** is the property line abutting Monclova Road;
- (E) The permitted maximum number of **dwelling units** in a **townhouse** is five;
- (F) The permitted maximum height of each **townhouse** is 9.7 metres;
- (G) The permitted maximum number of **storeys** in a **townhouse** is three;
- (H) The minimum **front yard setback** for a **townhouse** is 7 metres; and
- (I) The minimum **rear yard setback** for a **townhouse** is 7 metres; and
- (J) The minimum **side yard setback** for a **townhouse** is 2.7 metres abutting Exbury Road and 1.1 m to the north property line.

Prevailing By-laws and Prevailing Sections:(None Apply)

[ By-law: 391-2016 (OMB) ]

(46) Exception RA 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 318-2001.

(49) Exception RA 49

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 123, 125, and 135 La Rose Ave., former City of Etobicoke by-laws 1980-196 and 1980-225.

(50) Exception RA 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 144 and 150 Berry Road, if the requirements of this By-law are complied with, none of the provisions of Chapters, Sections, Articles, Clauses or individual regulations apply to prevent the erection or use of a building, structure, addition or enlargement permitted in this By-law;

- (B) Clauses and Regulations 5.10.40.70, 15.5.30.40, 15.5.40.10, 15.5.40.40, 15.5.40.60, 200.5.10.1, 220.5.1.10, 220.5.10.1, 230.5.1.10(7), and 230.5.10.1 do not apply;
- (C) The height of a **building** or **structure**, as measured from 87.00 metres Canadian Geodetic Datum for Building A; 88.00 metres Canadian Geodetic Datum for Building B; and 89.10 metres Canadian Geodetic Datum for Building C, must not exceed the height in metres specified by the numbers following the symbol H as shown on Diagram 3 attached to this By-law:
- (i) architectural features, eaves, elevator overruns, **green roof** elements, guardrails, landscaping, lighting rods, mechanical equipment and any associated enclosure structures, parapets, railings and dividers, roof drainage, screens, stairs, stair enclosures, trellises and window washing equipment;
- (D) The portions of a **building** or **structure** above ground must be located within the area outlined by heavy black lines on Diagram 3 attached to this By-law, except that:
- (i) art and landscape features, awnings and canopies, balconies, balustrades, cornices, decks, doors, eaves, fences, guardrails, light fixtures, ornamental elements, parapets, patios, pillars, planters, railings, screens, site servicing features, stairs, stair enclosures, terraces, trellises, underground garage ramps and associated structures, ventilation shafts, wheelchair ramps and window sills may extend beyond the heavy black lines shown on Diagram 3 of this By-law;
- (E) In addition to the uses permitted in Clauses 15.10.20.10 and 15.10.20.20, the following use shall be permitted in a RA(x50) zone:
- (i) a temporary sales office;
- (F) A maximum of 505 **dwelling units** are permitted;
- (G) A maximum **gross floor area** of 33,100 square metres must be within **residential buildings**;
- (H) **Parking spaces** must be provided at a minimum rate of:
- (i) 0.8 **parking spaces** per bachelor unit;
  - (ii) 0.9 **parking spaces** per 1 bedroom **dwelling unit**;
  - (iii) 1.0 **parking spaces** per 2 bedroom **dwelling unit**;
  - (iv) 1.2 **parking spaces** per 3 bedroom **dwelling unit**; and
  - (V) 0.2 **parking spaces** per **dwelling** unit for visitor use;
- (I) **Parking spaces** must be located in a **below-ground parking garage**;
- (J) **Bicycle parking spaces** must be provided at a minimum rate of:
- (i) 0.07 "short-term" **bicycle parking spaces** per **dwelling unit**; and
  - (ii) 0.68 "long-term" **bicycle parking spaces** per **dwelling unit**;
- (K) All "short-term" **bicycle parking spaces** must be located at grade; and
- (L) A minimum of 3 **loading spaces** must be provided, in accordance with the following minimum requirements:
- (i) one Type "G" **loading space** for Building A;
  - (ii) one Type "G" **loading space** for Building B; and
  - (iii) one Type "G" **loading space** for Building C.

Prevailing By-laws and Prevailing Sections:(None Apply)  
[ By-law: 431-2016 ]

(53) Exception RA 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 45 La Rose Avenue, if the requirements of By-law 1197-2022(OLT), including Section 5 and Schedule A are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (S) below;
- (B) The **buildings** and **structures** permitted on the **lot** include the "Existing Building" and "New Building" as shown on Diagram 2 of By-law 1197-2022(OLT):
- (i) For the purposes of this exception, "Existing Building" means the existing **apartment building** municipally known as 45 La Rose Avenue and **ancillary structures**, including an underground **parking garage**, **loading spaces**, and enclosed garage entry ramp located on the lands in the year 2021 as shown on Diagram 2 of By-law 1197-2022(OLT); and

- (ii) For the purposes of this exception, "New Building" means the proposed **apartment building** on the lands as shown on Diagram 2 of By-law 1197-2022(OLT);
- (C) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 129.85 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 2 of By-law 1197-2022(OLT);
- (E) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 2 of By-law 1197-2022(OLT);
- (F) Despite Regulations 15.5.40.10(2), (3) and (5), and (D) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 2 of By-law 1197-2022(OLT) as follows:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and **structures** that enclose, screen or cover the equipment, **structures** and parts of the **building** listed above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
  - (iii) landscape and outdoor amenity features, planters, outdoor cooking areas, pergolas, bike parking, guard rails, privacy screens and dividers on a balcony or terrace, by a maximum of 2.5 metres;
  - (iv) trellises, by a maximum of 3.0 metres;
  - (v) window washing equipment and telecommunications equipment, by a maximum of 1.5 metres; and
  - (vi) shade **structures** and wind mitigation **structures**, by a maximum of 3.5 metres;
- (G) Despite Regulation 15.10.40.40(1)(B), the permitted maximum **gross floor area** of the "New Building" as shown on Diagram 2 is 15,000 square metres;
- (H) The total **gross floor area** located within the "Existing Building" must not exceed 19,034 square metres;
- (I) Despite (B) and (H) above, provided the total **gross floor area** does not exceed 19,084 square metres, an additional 50 square metres of new non-residential **gross floor area** is permitted for the "Existing Building" in the form of an expansion and addition for the purpose of garbage storage, recycling and green waste as shown on Diagram 2 of By-law 1197-2022(OLT);
- (J) A maximum of 182 **dwelling units** are permitted in the "New Building";
- (K) A maximum of 156 **dwelling units** are permitted in the "Existing Building";
- (L) Despite Regulation 15.10.40.70(1) to (4), the required minimum **building setbacks** are as shown in metres on Diagram 2 of By-law 1197-2022(OLT);
- (M) Despite Regulation 15.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 2 of By-law 1197-2022(OLT);
- (N) Despite Regulations 15.5.40.60(1), (2) and (3), and (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, by a maximum of 2.0 metres;
  - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (iv) dividers and **green roof** elements, by a maximum of 1.0 metre;
  - (v) dividers at grade, by a maximum of 3.0 metres;
  - (vi) shade **structures** and wind mitigation **structures**, by a maximum of 15.0 metres; and
  - (vii) **Structures**, enclosures, elements and equipment related to mechanical and building operations and maintenance such as access ladders, platforms, vents, pipes, window washing equipment, and telecommunications equipment, by a maximum of 2.0 metres;
- (O) Despite (D), (F), (L) and (N) above, no portion of the "New Building" may penetrate a 45-degree **angular plane** projected over the **lot** along the south and west **lot lines** with the exception of privacy screens and dividers on a balcony or terrace and guard rails to a maximum of 2.1 metres;
- (P) Despite Regulation 15.5.100.1(1)(B), a **driveway** providing access to the **lot** may have a maximum width of 8.0 metres;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided for the "New Building" in accordance with the following:



- (i) a minimum of 0.9 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - (ii) a minimum of 1.0 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - (iii) a minimum of 1.2 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**;
  - (iv) a minimum of 0.2 residential visitor **parking spaces** for each **dwelling unit**; and
- (R) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle of path;
- (S) Despite Regulation 230.5.1.10(9)(B)(iii), "long-term" **bicycle parking spaces** are permitted on all levels of the **building** below-ground.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1197-2022(OLT) ]

(57) Exception RA 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) None of the regulations of 5.10.1.30(3), 5.10.40.70(2), 15.5.50.10(2), 15.5.60.40, 15.5.80.10(2), 15.10.40.10, 15.10.40.50(1), 15.10.40.70, 15.10.40.80, Table 200.5.10.1 and 230.5.10.1 prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (B) to (G) below;
- (B) The maximum **gross floor area** of all **buildings** is 9,755 square metres;
- (C) The height of any **building** or **structure** shown on Diagram 3 of By-law 287-2016, as measured from an established grade of 133.25 metres, must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 287-2016;
- (D) The minimum **building setbacks** from **lot lines** and separation between the **main walls** of any **buildings** must comply with the distance in metres specified by the numbers on Diagram 3 of By-law 287-2016;
- (E) The minimum **building setbacks** from **lot lines** as cited in (D) above apply only to above-ground parts of a **building** or **structure**;
- (F) A minimum of 140 **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 116 **parking spaces** for occupants or tenants, all located in an underground **structure**; and
  - (ii) a minimum of 24 **parking spaces** for visitors, of which a minimum of 22 **parking spaces** must be located in an underground **structure** and a maximum of 2 **parking spaces** may be located at grade; and
- (G) A minimum of 87 **bicycle parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 78 "long-term" **bicycle parking spaces**, all located in an underground **structure**; and
  - (ii) a minimum of 9 "short-term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 287-2016 ]

(59) Exception RA 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 346.

(60) Exception RA 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1984-16.

(63) Exception RA 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 435-2004.

(64) Exception RA 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-122.

(65) Exception RA 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1993-56.

(66) Exception RA 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 12,950.

(67) Exception RA 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 13,190.

(68) Exception RA 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) A private **recreation use ancillary** to the **apartment buildings** is permitted;

(B) A maximum of 2 **apartment buildings** and 1 **building** used for private **recreation use** are permitted;

(C) The maximum number of **dwelling units** is 523;

- (D) The maximum **building** height of each **apartment building** is 15 **storeys**;
- (E) The maximum floor space index is 1.86, and the calculation of the maximum **gross floor area** includes above grade space used for locker storage and laundry facilities and excludes space used for retail, recreational, mechanical, or parking uses;
- (F) The east **lot line** is the **front lot line**;
- (G) The minimum **building setback** of an **apartment building** from the **rear lot line** is 6 metres;
- (H) The minimum **building setback** of an **apartment building** from the north **side lot line** is 6 metres and from the south **side lot line** is 30 metres;
- (I) The minimum **building setback** of the **building** used for private **recreation use** from the **front lot line** is 9.0 metres;
- (J) The minimum **building setback** of any **parking garage** from any **lot line** is 0.45 metres;
- (K) The minimum area of the **lot** to be used as **landscaping** is 70%;
- (L) 15% of the total number of **parking spaces** required must be for visitors parking; and
- (M) surface **parking spaces** for visitors parking may be located in the front of the **apartment buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(69) Exception RA 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **recreation use building** is permitted;
- (B) In the **recreation use building**, a **Day Nursery** and a **retail store** are permitted;
- (C) The maximum **lot coverage** of the **recreation use building** is 3.5%;
- (D) The maximum number of **dwelling units** is 648;
- (E) The maximum **building** height of the **recreation use building** is 4.3 metres;
- (F) The maximum **gross floor area** of the **recreation use building** is 1524 square metres;
- (G) The maximum **gross floor area** of the **Day Nursery** is 615 square metres;
- (H) The maximum **gross floor area** of the **retail store** is 105 square metres;
- (I) The minimum **side yard setback** of the **recreation use building** is 10.5 metres; and
- (J) The minimum area of the **lot** to be used as **landscaping** is 71%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(70) Exception RA 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1996-205.

(71) Exception RA 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 10 Humber Blvd., former City of Etobicoke by-law 1988-225.

(72) Exception RA 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1987-181.

**(73) Exception RA 73**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On a portion of the lands municipally known as 340 Mill Road in the year 2021, shown as Area B on Diagram 4 of By-law 465-2022, if the requirements of Section 7 and Schedule A of By-law 465-2022 are complied with, a **building** or **structure** may be erected and used on the **lot** in compliance with (B) to (BB) below;
- (B) For the purpose of this Exception, the **lot** comprises the lands outlined by heavy lines on Diagram 4, attached to By-law 465-2022 shown as "Area B";
- (C) The only **buildings** and **structures** permitted on the **lot** include "Building A" and "Building B" as shown on Diagram 3 of By-law 465-2022 as follows:
- (i) for the purposes of this exception, "Building A" means the existing **apartment building** municipally known as 340 Mill Road as shown on Diagram 3, as well as **ancillary structures**, including a swimming pool, an underground **parking garage** and enclosed garage entry ramp, located on the **lot** as of February 1, 2022, and alterations and additions permitted in accordance with this exception;
  - (ii) for the purposes of this exception, "Building B" means an addition to "Building A" on the **lot** as shown on Diagram 3, as well as **ancillary structures** and portions below ground; and
  - (iii) for the purpose of this exception, "Building A" and "Building B" are collectively one **building**;
- (D) For the purpose of this exception:
- (i) Despite any Regulation to the contrary, **buildings** and **structures** existing on the **lot** as of February 1, 2022, including "Building A", are permitted; and
  - (ii) In addition to the permitted uses in Clause 15.10.20.10, "car-share" is also a permitted use on the **lot**;
- (E) Despite Regulation 15.10.40.40(1)(A), the permitted maximum **gross floor area** on the **lot** is as follows:
- (i) The **gross floor area** of "Building A", must not exceed the **gross floor area** existing therein as of February 1, 2022, plus an additional 150.0 square metres; and
  - (ii) The **gross floor area** of "Building B" must not exceed 17,200.0 square metres
- (F) The permitted maximum number of **dwelling units** on the **lot** must not exceed the following:
- (i) 225 **dwelling units** in "Building A"; and
  - (ii) 200 **dwelling units** in "Building B";
- (G) **Dwelling units** provided in "Building B" must comply with the following:
- (i) A minimum of 40% of the total number of **dwelling units** must contain two or more bedrooms; and
  - (ii) A minimum of 10% of the total number of **dwelling units** must contain three or more bedrooms, and these **dwelling units** may also be used to determine compliance with (i) above;
- (H) Despite Regulations 5.10.40.70(6), 5.10.40.80(1), and Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above finished ground are shown in metres on Diagram 3 of By-law 465-2022;
- (I) Despite Regulations 15.5.40.50(2), 15.5.60.30(1), Clauses 15.5.40.60, 15.5.60.20 and (H) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
- (i) Lighting fixtures, railings, retaining walls, privacy screens, stairs, enclosed stairs, ornamental or architectural features, landscape features, patios, terraces, **structures** used for safety, noise or wind mitigation purposes, chimneys, vents, stacks and their associated enclosures, parapets, elements of a **green roof** and window washing equipment and **structures** for outdoor **amenity space** or open air recreation;
  - (ii) Planters, ramps to underground parking areas and associated **structures**, bollards, guards, guardrails, wheelchair ramps, bicycle racks, gas and hydro metres and associated enclosures, subject to a maximum vertical projection of 1.5 metres above the level of the finished ground;
  - (iii) Cornices, sills, and eaves, to a maximum horizontal projection of 0.5 metres;
  - (iv) Canopies and awnings to a maximum horizontal projection of 2.5 metres; and

- (v) Balconies to a maximum horizontal projection of 2.0 metres;
- (J) With respect to "Building B" and despite Regulation 15.5.60.40(2), Clauses 15.5.40.10 and 15.10.40.10, the permitted maximum **building** and **structure** height, measured between **established grade** and the highest point of the **building** or **structure** is the numerical value in metres following the HT symbol on Diagram 3 attached to By-law 465-2022, with the exception of the following projections:
  - (i) **Structures** used for safety, noise or wind mitigation purposes, chimneys, vents, stacks and their associated enclosures, lighting fixtures, railings, retaining walls, privacy screens, stairs, enclosed stairs, ornamental or architectural features, landscape features, patios, terraces, cornices, sills, eaves, balconies;
  - (ii) planters, ramps to underground parking areas and associated **structures**, bollards, guards, guardrails, wheelchair ramps, bicycle racks, gas and hydro metres and associated enclosures subject to the restrictions set out in (I)(ii) above;
  - (iii) Parapets, elements of a **green roof** and window washing equipment may exceed the permitted maximum **building** height by 1.5 metres;
  - (iv) **Structures** for outdoor **amenity space** or open air recreation may exceed the permitted maximum **building** height by a maximum of 3.0 metres; and
  - (v) Canopies and awnings to a maximum vertical projection of 4.5 metres above finished ground level;
- (K) For the purpose of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 137.71;
- (L) The permitted maximum height of "Building A" is the height of the **building** as it existed on the **lot** on February 1, 2022, subject to permitted projections for the functional operation of a **building** as set out in Regulation 15.5.40.10(3) and **structures** for wind or noise mitigation;
- (M) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** in "Building B" is the numerical value following the letters "ST" on Diagram 3 of By-law 465-2022;
- (N) Despite Clause 15.10.40.50, **amenity space** must be provided on the **lot** in accordance with the following:
  - (i) A minimum of 4.0 square metres of **amenity space** must be provided for each **dwelling unit** in "Building B", of which:
    - (a) A minimum of 2.0 square metres per **dwelling unit** must be provided as indoor **amenity space**; and
    - (b) A minimum of 40.0 square metres of outdoor **amenity space** must be provided in a location that adjoins or is directly accessible from indoor **amenity space**;
  - (ii) A minimum of 90.0 square metres of indoor **amenity space** must be provided in "Building A"; and
  - (iii) The **amenity space** required by (i) above may be used by both the occupants of "Building A" and "Building B", regardless of which **building** the occupants reside in;
- (O) Despite Regulation 15.5.50.10(1), **landscaping** and **soft landscaping** must be provided as follows:
  - (i) A minimum of 42% of the area of the **lot** must be provided as **landscaping**; and
  - (ii) A minimum of 50% of the **landscaping** required in (i) above must be provided as **soft landscaping**;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for "Building A", as shown on Diagram 3 of By-law 465-2022, must be provided in accordance with the following:
  - (i) A minimum of 264 **parking spaces** for residents; and
  - (ii) A minimum of 32 **parking spaces** for visitors;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for "Building B", as shown on Diagram 3 of By-law 465-2022, must be provided in accordance with the following:
  - (i) Minimum resident requirement:
    - (a) 0.8 **parking spaces** per bachelor **dwelling unit**;
    - (b) 0.9 **parking spaces** per one bedroom **dwelling unit**;
    - (c) 1.0 **parking spaces** per two bedroom **dwelling unit**; and
    - (d) 1.2 **parking spaces** per **dwelling unit** with three or more bedrooms;
  - (ii) Minimum visitor requirement: 0.14 **parking spaces** per **dwelling unit**; and
  - (iii) The **parking spaces** required by (Q)(i) above may be reduced by four **parking spaces** for each "car-share parking space" provided, up to a maximum of one "car-share parking space" for every 60 **dwelling units** on the **lot**;

- (R) For the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more cars that are owned and operated by a car sharing organization, and "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes;
- (S) Despite Regulation 200.15.1(1) an accessible **parking space** must have the following minimum dimensions:
- (i) Length of 5.6 metres;
  - (ii) Width of 3.4 metres;
  - (iii) Vertical clearance of 2.1 metres; and
  - (iv) A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (T) Despite Regulation 200.15.1(4):
- (i) An accessible **parking space** provided for "Building A" must be no more than 46.0 metres from a barrier free entrance into "Building A"; and
  - (ii) An accessible **parking space** provided for "Building B" must be no more than 28.0 metres from a barrier free entrance into "Building B";
- (U) Despite any provisions of this exception or this by-law, as amended, **parking spaces, drive aisles, driveways** and ramps existing on the **lot** as of February 1, 2022, may be maintained and are deemed to comply with the provisions of By-law 569-2013, as amended, and such existing **parking spaces** may be used for the purpose of determining compliance with (P) and (Q) above;
- (V) Despite Clause 220.5.10.1, one Type "G" **loading space** must be provided on the **lot**;
- (W) Regulation 230.5.10.1(5) with respect to the provision of **bicycle parking** spaces for **dwelling units**, does not apply to **dwelling units** in "Building A";
- (X) Despite any Regulation of this exception and of this by-law, as amended, "Building A" may be occupied by residents during construction of "Building B" without the provision of required **parking spaces, loading spaces** and **bicycle parking spaces**;
- (Y) Regulation 15.5.60.70(1) does not apply with respect to **lot coverage** requirements for **ancillary buildings** and **structures**;
- (Z) Regulations 15.5.100.1(1)(B) with regards to permitted maximum **driveway** width and 15.5.100.1(2) with regards to **driveway access** to **apartment buildings** does not apply;
- (AA) Clause 15.10.30.40 does not apply with respect to **lot coverage**; and
- (BB) If the requirements of Section 7 of By-law 465-2022 are complied with, By-laws 1993-84 and 1524 do not apply to the **lot** as Prevailing By-laws.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 1993-84 and 1524, except as otherwise provided for in Regulation (BB) of Exception RA 73. [ By-law: 465-2022 ]

(74) Exception RA 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1993-84.

(75) Exception RA 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 14,915.

(76) Exception RA 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 13,851 and 14,126.

**(78) Exception RA 78**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 4650 Eglinton Avenue West, if the requirements of By-law 1254-2016 are complied with, none of the provisions of 15.10.40.10, apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in accordance with (B) to (U) below;
- (B) The permitted maximum **gross floor area** may not exceed 28,000 square metres, not including the area in the **building** used for:
- (i) parking, loading and bicycle parking below **established grade**;
  - (ii) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
  - (iii) storage rooms, washrooms, electrical, utility, mechanical rooms in basement;
  - (iv) shower and change facilities required by the by-law;
  - (v) indoor amenity required by the by-law;
  - (vi) elevator shafts;
  - (vii) garbage shafts;
  - (viii) exit stairwells;
- (C) Despite regulation 15.10.30.40(1)(A), the permitted maximum **lot coverage** is 42.5 percent;
- (D) A **day nursery** must have no less than 344 square metres of **interior floor area**;
- (E) Despite regulation 150.45.50.1(1)(B), a children's play area for a **day nursery**, may abut a **lot line** adjacent to a **street**;
- (F) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic elevation of 161.90 metres to the highest point of the building;
- (G) Despite clause 15.10.40.10, the permitted maximum height for a **building** or **structure** may not exceed the height in metres specified by the numbers following the symbol "HT" as shown on Diagram 3 of By-law 1254-2016;
- (H) Despite regulation 15.5.40.10(2), the following **building** elements and **structures** are permitted to extend above the heights shown on Diagram 3 of By-law 1254-2016 as follows:
- (i) Roof-top parapets a maximum of 1.0 metres above the maximum height;
  - (ii) Railings, Landscaping and elements of green roof a maximum of 2.0 metres above the maximum building height;
  - (iii) Peaked gable roof architectural elements on the mechanical penthouse (south, east, west and north facades) a maximum of 5.5 metres above the maximum building height;
  - (iv) Window washing equipment, lightning rods a maximum of 2.0 metres above maximum building height;
- (I) Despite regulation 15.5.40.10(3), equipment and **structures** on the roof of a **building** may exceed the permitted maximum height of that **building** by 6.1 metres;
- (J) Despite regulation 15.10.40.70 (1)-(4) the following **building** elements and **structures** are permitted to encroach into required **building setbacks** shown on Diagram 3 of Bylaw 1254-2016:
- (i) Canopies on the ground floor south elevation may encroach a maximum of 3.0 metres;
  - (ii) Canopies on the ground floor east elevation may encroach a maximum of 2.0 metres;
  - (iii) Upper balconies on south, east west and north elevations may encroach a maximum of 1.5 metres;
  - (iv) Awnings may encroach to a maximum of 1.0 metre;
  - (v) Mechanical equipment (transformers/generator) may encroach to a maximum of 2.0 metres to the north and east;
- (K) Despite regulation 5.10.40.70(2), no **building setback** is required for an underground garage structure;

- (L) Despite regulation 15.5.50.10(1)(A) and (B), the **lot** must have a minimum of 25 percent of the **lot** area as **landscaping** of which 20 percent must be **soft landscaping**;
- (M) Despite the definition in 800.50(85), a **bed-sitting room** may have limited cooking food preparation facilities but not include a range oven;
- (N) A maximum of 272 units are permitted, of which 112 are **dwelling units**, 66 are bed-sitting rooms and 94 are for living accommodations of a **nursing home**;
- (O) Despite regulation 200.5.10.1, **parking spaces** must be provided on the **lot** for residents, their visitors and employees as follows:
- (i) residents: 80 **parking spaces**
  - (ii) visitors: 72 **parking spaces**
  - (iii) employees: 40 **parking spaces**
  - (iv) **day nursery**: 12 **parking spaces**, of which 10 are for staff and 2 are for drop-off and pick-up;
- (P) All visitor, employee and **day nursery parking spaces** must be clearly identified and marked;
- (Q) Despite regulation 15.5.80.10(2), **parking spaces** must be in a **below-ground parking garage** except for 3 **parking spaces** located at grade which are for visitor parking only;
- (R) Despite regulation 15.5.100.1(1)(B), a **driveway** may have a maximum total width of 8.1 metres;
- (S) Despite regulation 230.5.10.1(1)(2), 15 **bicycle parking spaces** must be provided;
- (T) Despite regulation 220.5.10, a Type 'B' **loading space** and a Type 'G' **loading space** must be provided; and
- (U) A sales centre/trailer and/or construction trailer for this development is permitted without restriction during the development of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1254-2016 ]

(79) Exception RA 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 807, 839 and 1625.

(80) Exception RA 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 807, 839 and 3835.

(81) Exception RA 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 807 and 839.



(82) Exception RA 82

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-laws 815-1998 and 747-2002.

(83) Exception RA 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 878, 2201, and 3834.

(84) Exception RA 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known in the year 2021 as 555 The West Mall, if the requirements of Section 5 and Schedule A of By-law 1257-2022(OLT) are complied with, a **building** or **structure**, addition or enlargement is permitted in compliance with (B) to (R) below;
- (B) The **buildings** identified as **Building A** and **Building B** are as shown on Diagram 2 attached to By-law 1257-2022(OLT);
- (C) For the purpose of this exception, **established grade** is 145.71;
- (D) Despite regulation 15.10.20.100(13), a **retail store** may have access from an exterior wall;
- (E) Despite regulation 15.10.30.10(2), the minimum **lot area** for each **dwelling unit** is 22 square metres;
- (F) Despite regulation 15.10.40.80(2), the required minimum separation distance between the **main walls** of **Building A** and **Building B** is 20.0 metres below a height of 15.5 metres and 26.0 metres above a height of 15.5 metres, measured above **established grade** as shown on Diagram 3 attached to By-law 1257-2022(OLT);
- (G) Despite clauses 15.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 attached to By-law 1257-2022(OLT);
- (H) Despite clause 15.5.40.60, and (F) above, balconies, terraces, canopies and vents are permitted to encroach into the minimum **building setbacks** to a maximum of 1.5 metres;
- (I) Despite regulations 15.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" and the number of **storeys** following the letters "ST" shown on Diagram 3 attached to By-law 1257-2022(OLT);
- (J) Despite (H) above, and regulations 15.5.40.10(2) and (3), a parapet wall, safety railing, mechanical equipment, mechanical room, stairs, roof terrace access, terrace, trellis, wind mitigation features or privacy screen may project a maximum of 3.7 metres above the permitted maximum heights shown on Diagram 3 attached to By-law 1257-2022(OLT);
- (K) Despite (I) above, no part of any **building** or **structure** may be located higher than 67.2 metres above **established grade**, except an elevator overrun with a maximum area of 70 square metres may project up to 3.8 metres above a height of 67.2 metres;
- (L) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** of the **buildings**, in total, is 30,500 square metres;
- (M) Despite (K) above, the permitted maximum **gross floor area** in **Building B** for each **storey** above a height of 15.5 metres above **established grade** is 750 square metres;
- (N) The permitted maximum number of **dwelling units** is 375;
- (O) A minimum of ten percent (10 percent) of all **dwelling units** must each have at least three bedrooms;
- (P) Despite regulation 15.5.50.10(2), a 1.5 metre **landscape** strip is required along the west property line, which may include a ventilation shaft;
- (Q) Despite regulation 230.5.1.10(4), if a horizontal or vertical Bicycle Parking Space is positioned in an offset overlapping configuration, the minimum width is 0.4 metres; and

- (R) If the calculation of the number of required parking spaces results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one parking space.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1257-2022(OLT) ]

**(85) Exception RA 85**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 929, 1165 and 3494.

**(86) Exception RA 86**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** is:

- (i) 6.0 metres from the **front lot line**; and
- (ii) one-half the height of the **building** from a **side lot line**;

- (B) **Amenity space** must be provided in each **apartment building** at a minimum rate of 9.0 square metres for each **dwelling unit**;

- (C) All parts of a **lot** not covered by a **building** or area used for required **parking spaces** must be **landscaping**; and

- (D) **Parking spaces** must be provided at a minimum rate of 0.5 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 580-2017 ]

**(87) Exception RA 87**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If Section 7 and Schedule A of By-law 1223-2019(LPAT) are complied with regulations 15.5. 30.40; 15.5.40.10; 15.5.40.40; 15.5.40.50; 15.5.40.60; 15.5.50; 15.5.80; 5.10.40.70; 15.10.30.20; 15.10.30.40; 15.10.40.10; 15.10.40.80 do not apply to prevent the use or erection of a building or structure if regulation (B) to (O) below are complied with;

- (B) No portion of any building or structure erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines on Diagram 2, attached to this By-law;

- (i) Those portions of a building or structure below grade are required to be setback from the lot line.

- (C) Despite (B) above, the following elements may encroach into a required **building setback** shown on Diagram 3 of By-law 1223-2019(LPAT); architectural elements, ornamental elements, balustrades, eaves, cornices, awnings and canopies, window sills, light fixtures, stairs and or stair enclosures associated with an entrance or exit to from an underground parking garage, vents and exhaust flues, and balconies, to a maximum of 1.8 metres;

- (D) No portion of any building or structure erected or used above grade may exceed the height limits specified by the numbers following the symbol "H" as shown on Diagram 2 of By-law 1223-2019(LPAT);

- (E) Despite (D) above, the following elements of a building may exceed the maximum building height architectural features, green roof elements and/or assemblies, trellises, parapets, antennae, satellite dishes, electrical utility, ornamental structures, open air recreation, privacy screens, mechanical and architectural screens, screens for safety or wind protection purposes, guardrails, lighting fixtures, window washing equipment, lightning rods, chimneys, exhaust flues and vents, stacks, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities;

- (F) The maximum **gross floor area** permitted on the lands is 34,750 square metres.

- (G) The maximum floor space index permitted on the lands is 4.4 times the area of the **lot**.

(H) A maximum of 499 **dwelling units** are permitted, of which a minimum of 10 percent must be larger **dwelling units** with a minimum of two bedrooms plus den.

(I) Maximum Height

(i) Despite the Height provisions of By-law 569-2013 Section 15.5.40.10, the maximum building *Height* to be permitted on the *Lands* shall be shown following the letter H. The mechanical penthouse must be a maximum of 6 metres in addition to the permitted *building height* as shown on Diagram 3, attached to this By-law.

(J) **Parking Spaces** for residential uses must be provided at a minimum rate of:

(i) 0.8 **parking spaces** for each bachelor **dwelling unit**; 0.9 **parking spaces** for each one bedroom **dwelling unit**; 1.0 **parking spaces** for each two bedroom **dwelling unit**; and 1.2 **parking spaces** for each dwelling unit having three or more bedrooms.

(ii) A minimum of 0.2 **parking spaces** per residential **dwelling unit** must be provided as visitor **parking spaces**.

(iii) A minimum of one **parking space** for every 100 **parking spaces**, or part thereof, must be provided for use by the physically disabled.

(K) A maximum of 2 car-share **parking spaces** may be provided and maintained on the **lot**, subject to the provisions of a Section 7 and Schedule 'A' of By-law 1223-2019(LPAT).

(L) A minimum of two loading spaces must be provided, in accordance with the following minimum requirements:

(i) one Type "C" loading space; and

(ii) one Type "G" loading space.

(M) Despite regulations 230.5.10.1(2) and (5) **bicycle parking spaces** must be provided as follows:

(i) Long-term **bicycle parking spaces**, at a minimum rate of 0.68 **bicycle parking spaces** for each dwelling unit; and

(ii) Short-term **bicycle parking spaces**, at a minimum rate of 0.07 **bicycle parking spaces** for each dwelling unit; and

(N) **Amenity space** must be provided as follows:

(i) a minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit** and it must contain a kitchen and washroom facility; and

(ii) a minimum of 2.0 square metres of outdoor **amenity space** for each **dwelling unit** and a minimum of 40 square metres must be directly adjoining and accessible to the indoor **amenity space**.

(O) A Temporary Sales Office and associated **parking spaces** may be permitted for a period of 3 years.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law 174-2003.

(89) Exception RA 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14,826.

(90) Exception RA 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 14,809.

(91) Exception RA 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On a portion of 3 Southvale Drive, 5 Southvale Drive and a portion of 1073 Millwood Road, if the requirements of By-law 846-2017 are complied with, none of the provisions of regulation 15.5.100.1(2) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law 846-2017 that comply with (B) to (T) below;
- (B) For purpose for these site specific provisions, the lot is delineated by those lands zoned RA (d2.9)(x91) as shown on Diagram 3 of By-law 846-2017;
- (C) In addition to the uses permitted by Article 15.10.20 for the RA Zone, an office, used exclusively for the initial sale and/or initial leasing of **dwelling units** proposed on the lands, is permitted;
- (D) Despite clause 15.10.30.40, the permitted maximum **lot coverage** is 60 percent of the **lot area**;
- (E) Despite regulation 15.5.40.10(1), the height of the **building** is measured from the Canadian Geodetic Datum elevation of 135.5 metres;
- (F) Despite clauses 15.5.40.10 and 15.10.40.10, the permitted maximum height of a **building or structure** is the numerical value in metres following the letter "H" and, where indicated, the numerical number of **storeys** following the letters "ST" within the areas delineated on Diagram 3 of By-law 846-2017 with the following exceptions:
  - (i) parapets, guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, mechanical and electrical services, lightning rods, architectural features, landscaping and elements of a green roof are permitted to a maximum vertical projection of not more than 2.0 metres, except within the area delineated as H0.0 metres on such Diagram 3;
  - (ii) heating, cooling or ventilating equipment and elements or structures on the roof of the building used for outside or open air circulation are permitted to a maximum vertical projection of not more than 1.5 metres above the mechanical penthouse as delineated on such Diagram 3; and
  - (iii) utilities are permitted to a maximum vertical projection of not more than 2.0 m within the areas delineated as H0.0 metres on such Diagram 3;
- (G) Despite regulation 800(820), the area delineated as a mechanical penthouse on Diagram 3 of By-law 846-2017 shall not be considered a **storey**;
- (H) Despite clause 15.5.40.40, the permitted maximum **gross floor area** of all **buildings and structures** is 5,948 square metres, and garbage rooms shall not be included in the calculation of **gross floor area**;
- (I) Despite clause 15.5.40.40, the permitted maximum **gross floor area** of all **buildings and structures** is 5,948 square metres, and garbage rooms shall not be included in the calculation of **gross floor area**;
- (J) Despite clause 15.5.40.50 and regulation 15.5.40.60(1), balconies and terraces may project beyond the heavy lines shown on Diagram 3 of By-law 846-2017 to a maximum of 3.0 metres;
- (K) Despite regulations 5.10.40.70(2) and 15.5.80.20(1), the minimum required **building setback** for parking **structures** below ground is 0.0 metres;
- (L) Despite clause 15.5.40.60, cornices, lighting fixtures, awnings, ornamental or architectural elements, parapets, trellises, eaves, window sills, guardrails, sills, eaves, balustrades, railings, wheel chair ramps, stairs, stair enclosures, vents, underground garage ramps and their associated structures, fences, stairs, stair enclosures, retaining walls, air shafts, transformer vaults, utilities, screens landscape and public art features and canopies, and any elements required for the functional operation of the **building** may project beyond the heavy lines shown on Diagram 3 of By-law 846-2017 to a maximum of 0.5 metres;
- (M) Despite clause 15.5.50.10, a minimum of 24 percent of the **lot area** must be used for **landscaping**;
- (N) Despite regulation 200.15.1(1), an accessible **parking space** must have the minimum width of 3.9 metres;
- (O) Despite regulation 200.15.1(3), additional space of 1.5 metres adjacent to an accessible **parking space** is not required;
- (P) Despite regulation 200.15.1(4), accessible **parking spaces** may be located in the underground parking garage;
- (Q) Despite regulation 200.15.10(1), a minimum of 4 accessible **parking spaces** are required;
- (R) Despite clause 220.5.10.1, a minimum of 1 Type "C" **loading space** must be provided;
- (S) Despite regulation 230.5.1.10(4), the minimum dimension of a **bicycle parking space** is:
  - (i) minimum length of 1.9 metres; and
  - (ii) minimum width of 0.4 metres;
- (T) Despite regulation 230.5.10.1(5), for 39 **dwelling units**, a minimum of 40 **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of 8 **bicycle parking spaces** must be allocated as "short-term" **bicycle parking spaces**;

- (ii) a minimum of 32 **bicycle parking spaces** must be allocated as "long-term" **bicycle parking spaces**;  
and
- (iii) the required **bicycle parking spaces** may be installed in a horizontal and/or vertical position.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 846-2017 ]

(92) Exception RA 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 3100 Keele Street, if the requirements in Section 6 and Schedule A of By-law 1033-2018(OMB) are complied with, none of the provisions of 15.10.20.20, 15.10.30.40(1), 15.10.40.10(1), 15.10.40.40(1), 15.10.40.70, 5.10.40.70(2), 15.5.40.10(3), 15.5.40.60(1),(2), and (3), 15.10.40.80(2), 15.10.40.80(3), 200.5.10.1, 200.15.1, 220.5.1.10 (8) (D) and 220.5.10.1(2) apply to prevent the erection or use of a **building** or **structure**, addition or enlargement permitted in compliance with (B) to (P) below; [ By-law: 801-2020 ]
- (B) Despite 15.10.20.20, the following additional uses are permitted, provided that such uses are located on the **first floor** of an **apartment building**, and that the total **gross floor area** of all such uses is not more than 400 square metres:
  - (i) **Retail Store**
  - (ii) **Office**
  - (iii) **Personal Service Shop**
  - (iv) **Retail Service**
  - (v) **Medical Office**
  - (vi) **Eating Establishment**
  - (vii) **Take-out Eating Establishment;**
- (C) A **retail store** use must comply with regulations 15.10.20.100(13)(A) through (E).
- (D) Despite Section 15.10.30.40(1), the permitted maximum **lot coverage** is 50 percent;
- (E) Despite Section 15.10.40.10(1), the permitted maximum building height is specified by the numbers following the symbols HT and ST on Diagram 3 of By-law 1033-2018(OMB), with no **building** or **structure** exceeding a maximum height of 36 metres to the top of the roof above the **established grade** of 177.35 metres Above Sea Level;
- (F) Despite Section 15.5.40.10(3), an access lobby, restrooms for outdoor rooftop **amenity space**, curbs and guard rails, balcony and terrace dividers, railings, planters, trellises and other decorative landscape elements, window washing equipment, roof assemblies (including decking and pavers), solar panels, solar hot water heaters, are permitted above the maximum **building** height up to a maximum of 5 metres provided no railings or planters will penetrate a 45 degree **angular plane** measured from the **lot line** at a height of 28.8 metres above the **established grade** of 177.35 metres Above Sea Level;
- (G) Despite Section 15.10.40.40(1) the permitted maximum floor space index is 3.9;
- (H) Despite Section 15.10.40.70, the minimum **building setbacks** are those shown in metres on Diagram 3 of By-law 1033-2018(OMB);
- (I) Despite Section 5.10.40.70(2), the minimum **building setback** requirements do not apply to the parts of the **building** that are below-ground;
- (J) Despite Section 15.5.40.60(1),(2), and (3), canopies, bay windows, balconies, stairs, landings and other similar **structures** may encroach to a maximum of 2.5 metres into the **building setbacks** shown on Diagram 3 of By-law 1033-2018(OMB);
- (K) Despite Section 15.10.40.80(2), the minimum above-ground separation distance between the **main walls** of the **buildings** on the **lot** are as shown on Diagram 3 of By-law 1033-2018(OMB);
- (L) Despite Section 15.10.40.80(3), the minimum separation distance between an **apartment building** and a **lot** in an RD Zone is 10.5 metres;
- (M) Despite Table 970.10.15.5, off street **parking spaces** must be provided and maintained on the **lot** in accordance with the Parking Policy Area 4 (PA4) rates; [ By-law: 89-2022 ]
- (N) Accessible **parking spaces** must be provided in accordance with Section 200.15.1 of Zoning By-law 569-2013;
- (O) A **loading space** must be provided in accordance with Sections 220.5.1.10 (8) (D) and 220.5.10.1(2) of Zoning By-law 569-2013;

(P) The **lot** is delineated by heavy black lines on Diagram 1 of By-law 1033-2018(OMB).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1033-2018 (OMB) ]

(94) Exception RA 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-law 1994-123.

(95) Exception RA 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) the greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with 5 **dwelling units**; and
- (ii) 116 square metres per **dwelling unit** for an **apartment building** with more than 5 **dwelling units**;

(B) The minimum **lot frontage** is:

- (i) 18.0 metres for an **apartment building** with 5 **dwelling units**; and
- (ii) 24.0 metres for an **apartment building** with more than 5 **dwelling units**;

(C) The maximum height is 14.0 metres.

(D) The minimum **front yard setback** is 7.5 metres.

(E) The minimum **rear yard setback** is the greater of 6.0 metres or 20% of the **lot depth**; and

(F) The minimum **side yard setback** is:

- (i) 3.0 metres for an **apartment building** with 5 **dwelling units**; and
- (ii) half the height of the **building** for an **apartment building** with more than 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections:

(A) On the lands municipally known as 25 - 35 Widdicombe Hill, former City of Etobicoke by-law 1996-115. [ By-law: 1092-2021 ]

(96) Exception RA 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) the greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with 5 **dwelling units**; and
- (ii) 116 square metres per **dwelling unit** for an **apartment building** with more than 5 **dwelling units**;

(B) The minimum **lot frontage** is:

- (i) 18.0 metres for an **apartment building** with 5 **dwelling units**; and
- (ii) 24.0 metres for an **apartment building** with more than 5 **dwelling units**;

(C) The maximum height is 14.0 metres.

(D) The minimum **front yard setback** is 7.5 metres.

(E) The minimum **rear yard setback** is the greater of 6.0 metres or 20% of the **lot depth**; and

(F) The minimum **side yard setback** is:

- (i) 3.0 metres for an **apartment building** with 5 **dwelling units**; and
- (ii) half the height of the **building** for an **apartment building** with more than 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections:

- (A) On the lands municipally known as 53 - 73 and 120 Widdicombe Hill Blvd., former City of Etobicoke by-law 811.  
[ By-law: 1675-2013 ] [ By-law: 1092-2021 ]

(97) Exception RA 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-laws 1990-98 and 1978-226.

(99) Exception RA 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 3765.

(100) Exception RA 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite 15.5.40.10(1) the height of a **building or structure** is measured as the distance between Canadian Geodetic Datum elevation 154.60 metres and the highest point of the **building or structure**;
- (B) Despite 15.10.40.10(1) the height of a **building or structure** must not exceed the height specified by the numbers following the symbol HT and ST as shown on Diagram 7 of By-law 1084-2017;
- (C) Despite (B) above, terrace and balcony dividers/privacy screens may exceed the permitted maximum height specified by the number following the HT symbol as shown on Diagram 7 of By-law 1084-2017 by 2.5 metres;
- (D) Despite (B) above, a planter, railings and balustrades may exceed the permitted maximum height specified by the number following the HT symbol as shown on Diagram 7 of By-law 1084-2017 by 1.2 metres;
- (E) Despite regulation 15.10.40.40 the permitted maximum **gross floor area** is 8,265 square metres;
- (F) Despite regulations 15.5.40.60 (1) and 15.10.40.70, the required minimum **building setbacks** are as shown on Diagram 7 of By-law 1084-2017;
- (G) Despite regulation 15.5.50.10(1), a minimum 30 percent of the area of the **lot** must be **landscaping**;
- (H) Regulation 15.5.100.1(1)(B), Driveway Width, does not apply;
- (I) Despite regulation 15.5.100.1(2), a **vehicle** access is not required to allow for a **vehicle** to enter and leave the **lot** while driving forward in one continuous movement;
- (J) Despite regulations 200.5.1.10(1), Table 200.5.10.1, and 200.15.10(1), **parking spaces** must be provided in accordance with the following:
  - (i) Minimum 105 **parking spaces** for residents, 4 of which must be an accessible **parking space**, to be located in an underground structure; and
  - (ii) Minimum 25 **parking spaces** for visitors, 1 of which must be an accessible **parking space**, to be located in an underground structure; and
- (K) Despite regulations 230.5.10.1(1), Table 230.5.10.1(1), 230.5.1.10(9)(B), and 230.5.10.1(5), **Bicycle parking spaces** must be provided in accordance with the following:
  - (i) 99 "long term" **bicycle parking spaces**, which may be located within an underground structure; and
  - (ii) 16 "short term" **bicycle parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1084-2017 ]

(101) Exception RA 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 929, 931, 933, 935, 937 and 939 Sheppard Ave. W., Section 64.20-A(137) of the former City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(102) Exception RA 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 992-2004; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(103) Exception RA 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(57) of North York zoning by-law 7625, and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(105) Exception RA 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29561, and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(106) Exception RA 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 230 Milvan Dr., Section 64.20-A(138) of the former City of North York zoning by-law 7625.

(107) Exception RA 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2350 Finch Ave. W., Section 64.20-A(134) of the former City of North York zoning by-law 7625.

(108) Exception RA 108



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 338-2003; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(109) Exception RA 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.19(11) of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(111) Exception RA 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1987-164.

(112) Exception RA 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite Prevailing By-law 1099-2006, a **Transportation Use** is permitted;
- (B) The requirements for lot coverage, building setbacks, building height, gross floor area, landscaping, and parking spaces in Prevailing By-law 1099-2006 to not apply to a **transportation use**;
- (C) the following regulations and clauses do not apply to a **transportation use**: 15.5.80.10(3), 15.5.80.10(4), 15.10.30.10(1)(B), 15.10.30.20(1)(B), and 15.10.40.70;
- (D) Despite Clause 80.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (E) Despite 80.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0. [ By-law: 1115-2018 ]

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1099-2006.

(115) Exception RA 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 461-2002.

(116) Exception RA 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 153-2002.

(117) Exception RA 117

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 343-2003.

(118) Exception RA 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 989-2003.

(119) Exception RA 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 824-2004.

(120) Exception RA 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 429-2000.

(121) Exception RA 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) If the requirements of Section 7 and Schedule A of By-law 69-2021(OMB) are complied with, none of regulations 15.10.40.70, 15.5.50 and 15.5.60 apply to prevent the erection of **buildings** or **structures** permitted by the following regulations;
- (B) The height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 147.5 metres;
- (C) No portion of any **building** or **structure** is to have a height greater than the height in metres specified by the number following the HT symbol as shown on Diagram 3 of By-law 69-2021(OMB) except that:
  - (i) Parapets, guard rails, railings and dividers, trellises, eaves, stairs, chimneys, roof drainage, window washing equipment, lightning rods, elevator overruns, garbage chute overruns, architectural features and elements of a **green roof** may project above the height in metres specified by the number following the HT symbol as shown on said Diagram 3 by a maximum of 1.0 metre;
  - (ii) Retaining walls, fences and screens may exceed above the height in metres specified by the number following the HT symbol as shown on said Diagram 3 of By-law 69-2021(OMB).
- (D) Despite 15.10.40.70, all portions of a **building** or **structure** above ground, must be located within the areas as shown on Diagram 3 of By-law 69-2021(OMB), except that:

- (i) Cornices, light fixtures, ornamental elements, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation and exhaust shafts, stairs, stair enclosures, wheelchair ramps, screens, retaining walls, awnings and canopies, and underground garage ramps and associated **structures** may extend beyond the heavy lines;
  - (ii) exhaust shaft may project outside the area as shown on Diagram 3 by 2.4 metres;
  - (iii) balconies on the west **building** elevation may project outside the area as shown on Diagram 3 by 4.0 metres; and
  - (iv) balconies on the east **building** elevation may project outside the area as shown on Diagram 3 by 1.3 metres;
- (E) The total number of **dwelling units** on the lands must not exceed 111.
- (F) The total **gross floor area** of all **buildings** and **structures** must not exceed 7,000 square metres.
- (G) **Parking spaces** must be provided and maintained in accordance with the following:
- (i) a minimum of 0.7 **parking spaces** for each bachelor and/or studio **dwelling unit**;
  - (ii) a minimum of 0.8 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) a minimum of 0.9 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) a minimum of 1.1 **parking spaces** for each **dwelling unit** containing three or more bedrooms;
  - (v) a minimum of 0.15 **parking spaces** for each **dwelling unit** for visitors to the **dwelling units**;
  - (vi) no **parking spaces** are required for non-residential uses; and
  - (vii) a minimum of 3 accessible **parking spaces** should be provided.
- (H) A minimum of 84 **bicycle parking spaces** must be provided and maintained on the lands, of which a minimum of:
- (i) 16 **bicycle parking spaces** must be short-term **bicycle parking spaces**; and
  - (ii) a minimum of 0.8 **parking spaces** for each one bedroom **dwelling unit**;
- (I) **Stacked bicycle parking spaces** are not subject to the dimensions outlined in Regulations 230.5.1.10(4)(C), 230.5.1.10(5)(A) and 230.5.1.10(10);
- (J) A short-term **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (K) A minimum of one Type "G" **loading space** must be provided and maintained on the lands;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 69-2021(LPAT) ]

(122) Exception RA 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 70 Dixfield Drive, if the requirements of Section 5 and Schedule A of By-law 1210-2018 are complied with, regulations 15.5.40.10, 15.5.40.40, 15.10.40.70 and 15.10.40.80 do not apply to prevent the erection or use of an **apartment building** that complies with the following;
- (B) The **gross floor area** of all **buildings** on the **lot** must not exceed 27,200 square metres;
- (C) A maximum of 229 **dwelling units** are permitted;
- (D) **Building** height is measure from the Canadian Geodetic Datum of:
  - (i) 146.195 metres for **Buildings** 1, 2 and 3, as identified on Diagram 2 for By-law 1210-2018; and [ By-law: 801-2020 ]
  - (ii) 145.993 metres **Building** 4, as identified on Diagram 2 for By-law 1210-2018;
- (E) The height of **Buildings** 1, 2, 3 and 4, must not exceed the height in metres specified by the numbers following the symbol "HT" on Diagram 2 of By-law 1210-2018;
- (F) The following elements of a **building** may encroach into a required **building setback** or **building separation** distance as follows:
  - (i) 3.0 metres for canopies, awnings, screens landscape and ornamental features;
  - (ii) 2.0 metres for balconies or platforms;
  - (iii) 1.5 metres for stair enclosures, cornices, lighting features, trellises, eaves, window sills, guardrails, balustrades, railings, vents;

- (iv) 0.6 metres for satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, lightning rods, window washing equipment, light fixtures, antennae, flag poles;
- (G) The following elements of a **building** may project above the maximum **building** height as follows:
  - (i) 5.0 metres for a mechanical penthouse on **Building 4**, as shown on Diagram 2 of By-law 1210-2018;
  - (ii) 1.83 metres for a mechanical penthouse on **Building 1, 2 and 3**, as shown on Diagram 2 of By-law 1210-2018; and
  - (iii) 1.5 metres for guardrails, railings, retaining walls, wheelchair ramps, roofing assembly and drainage, elements of green roof, parapets, cornices, balustrades, bollards;
- (H) Despite regulation 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a minimum rate of 1.02 **parking spaces** for each **dwelling unit** of which a minimum of 0.13 **parking spaces** for each **dwelling unit** must be visitor **parking spaces**;
- (I) A **building** or **structure** may not be closer to a **lot line** or another **building** than the **building** separation and **building setback** distances shown on Diagram 2 of By-law 1210-2018;
- (J) Despite any existing or future severance, partition, or division of the **lot**, the provisions of this by-law must apply to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1210-2018 ]

(123) Exception RA 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) the lands shown as Blocks 6B, 6C, 9, 11, and 12 on Diagram 5 of By-law 1214-2019(LPAT), may be used, and **buildings** and **structures** may be erected and used, in compliance regulations (B) through (PP), provided the following are met:
  - (i) The requirements of Schedule A of By-law 1214-2019(LPAT); and
  - (ii) Prior to the lifting of the H symbol on Block 6B, 6C, and 11, as shown on Diagram 2 of By-law 1214-2019(LPAT), the only use and construction that may occur on those Blocks must be in accordance with Section 15 of By-law 1214-2019(LPAT);
- (B) in addition to the uses permitted by Clause 15.10.20.10, car-sharing and bike-sharing are permitted;
- (C) for the purpose of this Exception:
  - (i) Car-sharing means the practice whereby a number of people share the use of one or more motor **vehicles** and such car-share motor **vehicles** are made available for short term rental, including hourly rental;
  - (ii) Car-sharing **parking space** means a **parking space** exclusively reserved and signed for a car or cars used only for car-share purposes;
  - (iii) Bike-sharing means the practice whereby a number of people share the use of one or more bicycles, which are made available for short term rental, including hourly rental; and
  - (iv) Bike-sharing station means a bicycle sharing facility where bicycles are capable of being securely stored and from which the general public may rent and return bicycles which are owned by a private sector organization or **non-profit organization**;
- (D) despite any provision of Clause 15.10.20.20 to the contrary, the following uses are permitted if they comply with the specific conditions associated with the reference numbers(s) for each use in Clause 15.10.20.100:
  - (i) **Day Nursery** (4);
  - (ii) **Home Occupation** (6);
  - (iii) **Private Home Daycare** (9);
  - (iv) **Residential Care Home** (5);
  - (v) **Respite Care Facility** (12);
  - (vi) **Retail Store** (13);
  - (vii) **Retirement Home** (7);
  - (viii) **Secondary Suite** (15); and
  - (ix) **Seniors Community House** (16);

- (E) despite Clause 15.10.20.40, a **dwelling unit** is permitted in an **apartment building**;
- (F) despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** for Blocks 6B, 6C, 9, 11 and 12, as shown on Diagram 5 of By-law 1214-2019(LPAT), is:
- (i) 10,000.0 square metres on Block 6B;
  - (ii) 32,250.0 square metres on Block 6C;
  - (iii) 16,300.0 square metres on Block 9;
  - (iv) 18,250.0 square metres on Block 11; and
  - (v) 97,250.0 square metres on Block 12;
- (G) in addition to the provisions of regulation 15.5.40.40(1), the **gross floor area** of an **apartment building** is also reduced by the area in a **building** used for:
- (i) Parking; and
  - (ii) Indoor amenity space;
- (H) despite regulation 5.10.1.30(3) a **dwelling unit** may not be entirely below-ground;
- (I) the permitted maximum number of **dwelling units** on Blocks 6B, 6C, 9, 11 and 12 as shown on Diagram 5 of By-law 1214-2019(LPAT) is:
- (i) 140 on Block 6B;
  - (ii) 500 on Block 6C;
  - (iii) 220 on Block 9;
  - (iv) 251 on Block 11; and
  - (v) 1,304 on Block 12;
- (J) despite Clause 15.10.40.10, the permitted maximum height for a **building** or **structure** in metres is the numerical value in metres following the HT symbol on Diagrams 8, 9 and 11 of By-law 1214-2019(LPAT);
- (K) for the purpose of this Exception, **established grade** for the Blocks shown on Diagram 5 of By-law 1214-2019(LPAT) is the Canadian Geodetic Datum elevation of:
- (i) 128.80 metres for Block 6B;
  - (ii) 127.30 metres for Block 6C;
  - (iii) 131.55 metres for Block 9;
  - (iv) 133.59 metres for Block 11; and
  - (v) 128.63 metres for Block 12;
- (L) despite Clause 15.5.40.10 the following **structures** may exceed the permitted maximum **building** height:
- (i) 0.9 metres for skylights, green roof elements and roof access hatch;
  - (ii) 1.5 metres for architectural features and design elements, parapets, railings and guard railings;
  - (iii) 1.8 metres for terrace dividers, privacy screens and window washing equipment;
  - (iv) 3.0 metres for wind screens, wind and mitigation **structures**, canopies, trellises, awnings and/or other similar shade devices and associated **structures**, outdoor amenity space elements including outdoor kitchens;
  - (v) 7.5 metres for elevator overruns, mechanical equipment and associated enclosures, stairs, stair enclosures, vents, stacks, flues and chimneys;
  - (vi) despite (v) above, where the entire above-ground portion of a **building** is four **storeys** or less, the following **structures** may exceed the permitted maximum **building** height as follows:
    - (a) 3.2 metres for elevator overruns, mechanical equipment and associated enclosures, stairs, stair enclosures and rooftop vestibules; and
    - (b) 1.5 metres for vents, stacks, flues and chimneys; and
  - (vii) The elements listed in (Q) below;
- (M) the permitted maximum number of **storeys** in a **building** is the numerical value following the ST symbol on Diagrams 8, 9 and 11 of By-law 1214-2019(LPAT);
- (N) despite (M) above, the following are not a **storey**:
- (i) Vestibules providing rooftop access and having a **gross floor area** of not more than 12.0 square metres;

- (ii) Mechanical penthouses;
  - (iii) Stair enclosures; and
  - (iv) Elevator overruns;
- (O) where the front door to a **dwelling unit** leads directly outside the **building**, the finished floor elevation of the front door sill must be no greater than:
- (i) 1.2 metres above the level of the ground adjacent the front entrance to a **dwelling unit**, for 80 percent of the **dwelling units** on a Block shown on Diagram 5 of By-law 1214-2019(LPAT) which face a **street** or a **park**; and
  - (ii) 1.5 metres above the level of the ground adjacent the front entrance to a **dwelling unit**, for all other **dwelling units** on the same Block;
- (P) despite Clause 15.10.40.70, the required minimum **building** setbacks for the portion of a **building** or **structure** above-ground is as shown on Diagrams 8, 9 and 11 of By-law 1214-2019(LPAT). A **building setback** is not required from a corner rounding at the intersection of two **streets**;
- (Q) despite regulation 5.10.40.70(1) and Clause 15.5.40.60, the following may encroach into a required **building** setback as follows:
- (i) 0.9 metres for architectural features such as cornices, piers, eaves, roof overhangs, mouldings, sills, scuppers, rain water leaders, window washing equipment, lighting fixtures and bay windows;
  - (ii) 1.5 metres for balconies and guard rails;
  - (iii) 2.0 metres for stoops, decks, porches, canopies, trellises, privacy screens, awnings and/or other similar shade devices and their associated structural elements, utility meters and associated enclosures, railings, vents and **structures** for wind mitigation;
  - (iv) 2.4 metres for retaining walls and stairs;
  - (v) Covered bicycle storage enclosures, bike-sharing station, ramps, garage ramps and associated **structures** shall be permitted to project into any required **building setback**; and
  - (vi) The elements listed in (L) above;
- (R) despite regulation 15.10.40.80(2), the required minimum above-ground separation distance between the **main walls** of two or more **buildings** is:
- (i) 5.5 metres if there are no windows and/or doors to **dwelling units** in one or more those **main walls**;
  - (ii) 11.0 metres if each **main wall** has a window and/or a door to a **dwelling unit**; and
  - (iii) Light standards, eaves, roof overhangs, rainwater leaders, gutters, scuppers balconies, may encroach into a required separation distance;
- (S) despite (R) above and (U) below, if the total height of a **building** above-ground is 14 metres or less, an above-ground **main wall** of that **building** must be separated from the above-ground **main wall** of another **building** by at least:
- (i) 2.0 metres between side **main walls**;
  - (ii) 15.0 metres between front **main walls**;
  - (iii) 15.0 metres between rear **main walls**; and
  - (iv) Light standards, eaves, roof overhangs, rainwater leaders, gutters, scuppers balconies, may encroach into a required separation distance;
- (T) despite (R) above and (U) below, above a height of 22.0 metres, as measured from **established grade**, a minimum separation distance of 25.0 metres must be provided between the **main wall** of a **building** and/or portions of a **building** containing residential uses and the **main wall** of any other **building** and/or portion of a **building**, excluding the permitted encroachments listed in (Q) of this Exception;
- (U) despite regulation 15.10.40.80(1), if a **building** has **main walls** from which a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building**, the required above-ground separation distance between those **main walls**, excluding **main walls** around architectural recesses in a **main wall** having a depth of 1.0 metres or less, inset balconies, and recessed **building** entrances, is a minimum of:
- (i) 5.5 metres if there are no windows and/or doors to **dwelling units** in one or more those **main walls**;
  - (ii) 11.0 metres if each **main wall** has a window and/or a door to a **dwelling unit**; and
  - (iii) Light standards, eaves, roof overhangs, rainwater leaders, gutters, scuppers balconies, may encroach into a required separation distance;

- (V) regulations 5.10.40.1(3), 5.10.40.70(6) and Clause 5.10.40.80 do not apply to **buildings** as located on Block 12 if existing on the date of the passing of By-law 1214-2019(LPAT), or additions, alterations or replacements if the additions, alterations or replacements are no closer to the stable top-of-bank than the existing **building**;
- (W) the permitted maximum tower floor plate is 750 square metres for:
- (i) The **storeys** of a **building** on Block 6C, as shown on Diagram 5 of By-law 1214-2019(LPAT), that are more than 22.0 metres above **established grade**;
  - (ii) The **storeys** of a **building** on Block 12, as shown on Diagram 5 of By-law 1214-2019(LPAT), that are more than 18.0 metres above **established grade** and have a permitted maximum **building** height of more than 26.8 metres as shown on Diagram 8 of By-law 1214-2019(LPAT); and
  - (iii) For the purpose of this Exception, tower floor plate means the area of a floor of a **building** measured from the **main walls**, but excluding inset and projecting balconies;
- (X) subject to permitted encroachments:
- (i) Excluding a **building** on Block 12, if a **building** has more than 10 **storeys** above **established grade**, the portion of the **main wall** of the **building** facing a **street** or **park**, above the 6th **storey**, must set back at least 5.0 metres from the **main wall** of the **building** at or below the 6th **storey** and facing the same **street** or **park**; and
  - (ii) If a **building** has 10 **storeys** or less above **established grade**, the portion of the **main wall** of the **building** facing a **street** or a **park**, above the 6th **storey**, must set back at least 3.0 metres from the **main wall** of the **building** at or below the 6th **storey** and facing the same **street** or **park**;
- (Y) despite (Q)(ii) above, on Block 12 balconies are only permitted to project beyond the **main walls** of **buildings** with permitted maximum **building** heights of 103.0 metres and 109.0 metres, as shown on Diagram 8 of By-law 1214-2019(LPAT), in the locations identified with the label "Projecting Balconies Permitted";
- (Z) despite regulation 15.10.40.50(1), in a **building** containing 20 or more **dwelling units**, amenity space must be provided at a minimum rate of 3.5 square metres for each **dwelling unit**, of which:
- (i) At least 1.5 square metres for each **dwelling unit** is indoor amenity space, located at or above-ground;
  - (ii) A minimum of 40 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
  - (iii) No more than 25 percent of the outdoor component of the amenity space may be a **green roof**;
- (AA) amenity space means indoor or outdoor space on a Block that is communal and available for use by the occupants of a **building** on the Block for recreational or social activities, except that:
- (i) For Blocks 6B and 6C as shown on Diagram 5 of By-law 1214-2019(LPAT), amenity space may be provided on Block 6B and/or 6C;
- (BB) despite regulation 15.5.50.10(1)(A) the required minimum **landscaped** area for Blocks 6B, 6C, 9, and 12 as shown on Diagram 5 of By-law 1214-2019(LPAT) is:
- (i) 30 percent of the combined area of Blocks 6C and 6B;
  - (ii) 37 percent of Block 9; and
  - (iii) 48 percent of Block 12;
- (CC) despite Chapter 200, **parking spaces** must be provided in accordance with Section 12 of By-law 1214-2019(LPAT); **parking space**;
- (DD) **parking spaces** for car-sharing must be provided on the Blocks shown on Diagram 5 of By-law 1214-2019(LPAT) as follows:
- (i) 3 on one of or a combination of Blocks 6B and 6C;
  - (ii) 1 on Block 9;
  - (iii) 1 on Block 11; and
  - (iv) 7 on Block 12;
- (EE) for each car-sharing **parking space** provided in excess of the required minimum in Regulation (CC) above, the minimum number of resident **parking spaces** required on a Block in accordance with Section 12 of By-law 1214-2019(LPAT) may be reduced by four **parking spaces**, up to a maximum reduction as calculated by the following formula:  $4 \times (\text{the total number of dwelling units on a Block divided by } 60)$ , rounded down to the nearest whole number;
- (FF) despite regulation 15.5.80.10(1), a **parking space** must be on the same Block as the use for which the **parking space** is required, except for Blocks 6B and 6C, as shown on Diagram 5 of By-law 1214-2019(LPAT), for which:

- (i) **Parking spaces** and associated **driveway** access and ramps may be provided on one of Blocks 6B and 6C, or a combination of both; and
  - (ii) Despite regulation 15.5.80.1(1), residential visitor **parking spaces** may be provided within a shared underground parking facility on Blocks 1A, 1B, 4 and 7, as shown on Diagram 5 of By-law 1214-2019(LPAT), and regulation 15.5.80.1(2) will apply to such residential visitor **parking spaces**;
- (GG) regulation 15.5.100.1(1) does not apply with respect to the width of a **driveway**;
- (HH) despite regulation 15.5.100.1(2), on Blocks 6B and 6C as shown on Diagram 5 of By-law 1214-2019(LPAT), if an **apartment building** in the RA Zone category has 25 **dwelling units** or more, an unobstructed **vehicle** access must be provided between the **street** and the principal pedestrian entrance to the **building** so that a **vehicle** can enter and leave the Block while driving forward;
- (II) a **parking garage**, excluding **driveway** access ramps and stairs, must be located below-ground, with the exception that on Block 12 as shown on Diagram 5 of By-law 1214-2019(LPAT), a **parking garage** may be located at or above-ground provided:
- (i) The above-ground portion of a **parking garage** is located behind the Existing Walls shown on Diagram 8 of By-law 1214-2019(LPAT); and/or
  - (ii) No more than one level of a **parking garage** facing Wynford Drive may be located above-ground;
- (JJ) despite Chapter 230, **bicycle parking spaces** must be provided in accordance with Section 14 of By-law 1214-2019(LPAT);
- (KK) despite Chapter 220, **loading spaces** must be provided in accordance Section 13 of By-law 1214-2019(LPAT), with the exception that with respect to Blocks 6B and 6C, as shown on Diagram 5 of By-law 1214-2019(LPAT);
- (i) The minimum number of **loading spaces** required for Blocks 6B and 6C is calculated based on the total combined number of **dwelling units** on Blocks 6B and 6C;
  - (ii) **Loading spaces** required for **buildings** on either of Blocks 6B and 6C may be provided for the shared use of Blocks 6B and 6C and may be located on either Block 6B and Block 6C; and
  - (iii) Associated **driveways** and access ramps may be provided on either Blocks 6B and 6C;
- (LL) regulation 15.10.30.10(1) does not apply;
- (MM) despite regulation 15.10.30.20(1), the required minimum frontage of a Block is as shown on Diagram 5 of By-law 1214-2019(LPAT);
- (NN) despite any severance or division of the lands subject to this Exception, the regulations of this Exception shall continue to apply to the whole of the lands as if no severance or division had occurred;
- (OO) despite regulation 5.10.30.1(1), no **building** or **structure** may be erected or used on the lands unless:
- (i) The lands abut an existing **street**, or is connected to an existing **street** by a **street** or **streets** constructed to a minimum base curb and base asphalt or concrete; and
  - (ii) All Municipal water mains and Municipal sewers, and their appurtenances, are installed to a **lot** line of the property and are operational; and
- (PP) for the purpose of regulation 5.10.30.1(2) a **street** may include a **street** or **streets** that have been dedicated to the Municipality but may not be assumed.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1214-2019(LPAT) ]

(124) Exception RA 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For the purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 193.60 metres;
- (B) Regulation 15.5.100.1(2) with respect to driveway access to **apartment buildings** does not apply;
- (C) Despite Clause 15.10.40.10, no portion of the **building** may exceed the height limit specified by the numbers following the symbol HT and ST on Diagram 4 attached to By-law 121-2020(LPAT);
- (D) Despite regulation 15.10.30.10(1), the required minimum **lot area** is 940 square metres;
- (E) Despite Clause 15.10.20.10, an **eating establishment** is a permitted use;
- (F) Despite regulation 15.10.20.100(13), there may be more than one **retail store** in the **apartment building**, a **retail store** may be permitted on the first and second storey, and a **retail store** may have an **interior floor area** of 120 square metres;



- (G) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 5,073 square metres, of which a maximum of 120 square metres may be for a **retail store** or an **eating establishment**;
- (H) A maximum of 42 **dwelling units** are permitted;
- (I) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown on Diagram 7 attached to By-law 121-2020(LPAT);
- (J) Despite (I) above, and despite Clause 15.5.40.60, the following **building** elements and **structures** may encroach into a required **building setback**: exhaust vents, uncovered ramps, canopies, airshafts, balconies, balcony roof or canopies, lighting fixtures, awnings, architectural features, trellises, privacy and mechanical screening, columns, eaves, window sills, mechanical fans, balustrades, safety railings, planters, and underground ramps and their associated structures;
- (K) Despite regulation 15.10.40.50(1), indoor **amenity space** must be provided at a minimum rate of 2.0 square metres per **dwelling unit** and outdoor **amenity space** must be provided at a minimum rate of 1.02 square metres per **dwelling unit**;
- (L) Despite Clause 15.5.50.10, a minimum of 185 square metres of **landscaping** must be provided on the **lot**, of which 60 square metres must be **soft landscaping**;
- (M) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a minimum rate:
- (i) 0.6 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
  - (ii) 1.0 **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
  - (iii) 0.7 **parking spaces** for each one bedroom **dwelling unit**;
  - (iv) 0.9 **parking spaces** for each two bedroom **dwelling unit**; and
  - (v) 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
- (N) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** at a maximum rate:
- (i) 0.9 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
  - (ii) 1.3 **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
  - (iii) 1.0 **parking spaces** for each one bedroom **dwelling unit**;
  - (iv) 1.3 **parking spaces** for each two bedroom **dwelling unit**; and
  - (v) 1.5 **parking spaces** for each three or more bedroom **dwelling unit**;
- (O) Despite Table 200.5.10.1, **parking spaces** for visitors must be provided at a minimum rate of 0.1 for each **dwelling unit**;
- (P) Of the required tenant **parking spaces**, a minimum of 2 **parking spaces**, dedicated to car-sharing, must be provided and maintained on the **lot**, with each car-sharing **parking space**, being equivalent to 4 **parking spaces** that are not used for car-sharing; and
- (Q) Regulations 200.15.1(4) and 200.15.1.5(1) shall not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 121-2020(LPAT) ]

(125) Exception RA 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 50-52 Neptune Drive, if the requirements of Schedule A of By-law 1273- 2022(OLT) are complied with, an **apartment building** is permitted in accordance with Section 8 and (B) to (O) below;
- (B) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 184.10;
- (C) Regulation 15.5.50.10 (1) regarding **landscaping** does not apply;
- (D) The permitted maximum number of **dwelling units** is 164, and, a minimum of 10 percent of the **dwelling units** must have three or more bedrooms and a maximum of 5 percent of the units may be bachelor units, not including the rental **dwelling units**;
- (E) Of the permitted maximum number of **dwelling units**, the minimum floor area of the **dwelling units**, not including the replacement rental **dwelling units**, must be as follows:
- (i) Bachelor: A minimum of 41 square metres;
  - (ii) 1 Bedroom: A minimum of 46 square metres;
  - (iii) 1 Bedroom and Den: A minimum of 49 square metres;
  - (iv) 2 Bedroom: A minimum of 61 square metres;

- (v) 2 Bedroom and Den: A minimum of 68 square metres; and
- (vi) 3 Bedroom: A minimum of 70 square metres.
- (F) Despite regulation 15.10.30.40(1) the permitted **lot coverage** does not apply;
- (G) Despite regulation 15.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 12,350 square metres;
- (H) Despite regulation 15.10.40.10(1) the permitted maximum height, and **storeys** is specified by the numbers following the symbols "HT" and "ST" as shown on Diagram 5 of this By-law;
- (I) Despite regulation 15.5.40.10(2) and (3) the following may exceed the permitted maximum height as follows:
  - (i) trellises, **green roof** elements and associated lighting, aircraft warning lights, window washing equipment, railings, outdoor amenity **structures**, and mechanical equipment and associated **structures** and screening, a maximum of 3.5 metres;
  - (ii) mechanical penthouses a maximum of 5.0 metres; and
  - (iii) parapets a maximum of 1.4 metres.
- (J) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown on Diagram 5 of this By-law;
- (K) Despite Clause 15.5.40.60, the following elements of a **building** are permitted to encroach into the required minimum **building setbacks** as follows:
  - (i) canopies, eaves, cornices, lighting fixtures, fences, safety railings, trellises, balustrades, barrier free ramps, exhaust and air intake vents, retaining walls, ornamental structures, stairs, stair enclosures associated with access to underground parking garage, stair landings, decks, planters, street and landscaping furniture, and underground garage ramps, a maximum of 1.5 metres;
  - (ii) balconies 1.65 metres; and
  - (iii) retaining walls and / or decorative landscaping walls, a maximum of 2.0 metres.
- (L) Despite Regulation 15.10.40.50(1) **amenity space** must be provided and maintained on the **lot** as follows:
  - (i) A minimum of 1.6 square metres per **dwelling unit** of indoor **amenity space** must be provided for in the **building**; and
  - (ii) A minimum of 1.5 square metres per **dwelling unit** of outdoor **amenity space** must be provided.
- (M) Despite Regulation 200.5.10.1(1), **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) A minimum of 0.68 **parking spaces** per **dwelling unit** for residents;
  - (ii) A minimum of 0.09 **parking spaces** per **dwelling unit** for visitors;
  - (iii) A maximum of 4 visitor **parking spaces** may be provided above ground and will include one accessible **parking space**; and
  - (iv) 18 **parking spaces** must be reserved for the use of the residential rental replacement **dwelling units**.
- (N) Despite Regulation 230.5.10.1 **bicycle parking spaces** must be provided in common bicycle rooms on the first floor of the **parking garage**, or above ground, as follows:
  - (i) A minimum of 0.6 long-term **bicycle parking spaces** per **dwelling unit**;
  - (ii) A minimum of 0.15 short-term **bicycle parking spaces** per **dwelling unit** for visitors; and
  - (iii) A maximum of 25 short-term visitor **bicycle parking spaces** may be permitted above ground.
- (O) Despite any severance, partition or division of the lot shown on Diagram 1, the regulations of this exception continue to apply to the whole of the lot as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1273-2022(OLT) ]

(126) Exception RA 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 905 Don Mills Road, if the requirements of Section 5 and Schedule A of By-law 376-2020 are complied with, the erection or use of a **building, structure**, addition or enlargement for a **retirement home** or **nursing home** is permitted in compliance with (B) to (N) below;
- (B) A maximum of 150 **bed-sitting** rooms are permitted;

- (C) Despite Clause 15.10.40.40, the permitted maximum **gross floor area** is 11,604 square metres;
- (D) Despite Clause 15.5.40.40, the **gross floor area** of a **nursing home** or a **retirement home** may be reduced by the area in the **building** used for those areas described for an **apartment building** in regulation 15.5.40.40(1) and by the area used for indoor **amenity space** required by (K) below;
- (E) For purposes of this Exception, **established grade** is the Canadian Geodetic Datum of 139.65 metres;
- (F) Despite regulations 15.10.40.10(1) and (2), the permitted maximum **building** height is as shown on Diagram 3 of By-law 376-2020;
- (G) Despite Clause 15.5.40.10, functional elements of the **building** may exceed the permitted maximum height as follows:
- (i) Mechanical penthouses, elevator overruns, window washing equipment, stairs, stair enclosures, and heating, cooling or ventilating equipment or a fence, wall or structure enclosing such elements, are permitted to exceed the height by a maximum of 5.5 metres;
  - (ii) Ornamental elements, parapets, guardrails, safety railings, vents, stacks, fences, wind or privacy screens, flues, access roof hatch, trellises, outdoor furniture and chimneys are permitted to exceed the height by a maximum of 2.5 metres; and
  - (iii) Landscape elements (including **green roofs**), terraces, thermal insulation and roof ballast and skylights are permitted to exceed the height by a maximum of 0.6 metres;
- (H) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 376-2020;
- (I) Despite Clause 15.5.40.60, parts of the **building** may encroach into the required minimum **building setbacks** as follows:
- (i) Ornamental cladding may encroach into the minimum **building setbacks** to a maximum of 0.2 metres;
  - (ii) Eaves, cornices, roof overhangs, lighting fixtures, pilasters, chimney breasts, bay windows, window sills and other minor architectural projections may encroach into the minimum **building setbacks** a maximum of 0.5 metres;
  - (iii) Balconies, awnings and canopies may encroach into the minimum **building setbacks** a maximum of 3.5 metres;
  - (iv) Decks and terraces at-grade may encroach into the minimum **building setbacks** a maximum of 4.5 metres;
  - (v) Pergolas, trellises, exterior stairways, wheelchair ramps, stair enclosures, guardrails, balustrades, safety railings, bollards, fences, landscape elements and retaining walls may encroach into the minimum **building setbacks** to the **lot line** if they are no higher than 3.5 metres above the **established grade**; and
  - (vi) Transformers may encroach into the minimum **building setbacks** to the **lot line** if they are no higher than 2.3 metres above the **established grade**;
- (J) Despite regulation 15.10.30.40(1), the permitted maximum **lot coverage** is 65 percent;
- (K) A minimum of 4.0 square metres of **amenity space** must be provided per **bed-sitting room** of which:
- (i) at least 2.0 square metres for each **bed-sitting room** must be indoor **amenity space**;
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (L) Despite regulation 15.5.50.10.(1), a minimum of 900 square metres of the **lot** must be used for **landscaping**, of which at least 400 square metres must be **soft landscaping**;
- (M) Despite regulation 200.15.1(4), accessible **parking spaces** are permitted to be located at any location on the P1 level; and
- (N) Despite Clause 230.5.10.1, a minimum of 17 "short term" and "long term" **bicycle parking spaces**, in total, must be provided for the combined use of staff, visitors, and residents.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[By-law 376-2020]

(127) Exception RA 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) For a **transportation use**:

- (i) the following regulations and clauses do not apply: 15.10.30.10(1)(B), 15.10.30.20(1)(B), and 15.10.40.70;

(B) Despite Clause 15.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and

(C) Despite 15.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22134; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: 614-2020 ]

(129) Exception RA 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands City of Toronto by-law 92-2003; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(132) Exception RA 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(25) of the City of North York zoning by-law 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(133) Exception RA 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 190-2002.

(134) Exception RA 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 120 Torresdale Avenue, Section 64.20-A(47) of the City of North York zoning by-law 7625.

(135) Exception RA 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 740-750 York Mills Road and 17 Farmstead Road, if the requirements of Section 7 and Schedule A of By-law 672-2020(LPAT) are complied with, **buildings, structures**, additions or enlargements are permitted in compliance with regulations (B) to (X) below;

(B) The permitted maximum number of **dwelling units** is 601 units.

(C) For purposes of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 141.30 metres.

- (D) Despite regulations 15.5.40.10 (2), (3), (4) and (5) for Blocks A1, A2, B1 and B2 as shown on Diagram 3 of By-law 672-2020(LPAT), the following **building** elements and **structures** are permitted to project vertically above the permitted maximum height limits:
- (i) Satellite dishes, ducts, ornamental elements, architectural elements, parapets, privacy screens, railings and **structures** on each roof level of the **building** used for safety or wind protection purposes, provided the vertical distance of any such projection does not exceed 3.0 metres; and
  - (ii) Equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and enclosures, chimneys, vents and water supply facilities, provided the vertical distance of any such projection does not exceed 5.0 metres.
- (E) Despite regulation 15.5.40.40 (1) the permitted maximum **gross floor area** is 69,450 square metres.
- (F) Despite Clause 15.5.40.60, the following **structures**, and architectural elements or features of **buildings** may encroach into a required **building setback**:
- (i) External stairs and associated guardrails, balustrades and railings leading to a below grade garage to a maximum of 5.0 metres;
  - (ii) Stairs and associated guardrails, balustrades and railings leading to a **dwelling unit** to a maximum of 3.6 metres;
  - (iii) Decks, porches and privacy screens to a maximum of 1.75 metres;
  - (iv) Awnings and canopies to a maximum of 1.65 metres;
  - (v) Balconies to a maximum of 1.6 metres;
  - (vi) Cornices, lighting fixtures, ornamental and architectural elements, parapets, pillars, pergolas, trellises, window sills, eaves, planters, ventilation shafts, guardrails, balustrades, railings, doors, site servicing features, chimneys, vents, stacks, ducts, window washing equipment, from projecting a maximum of 0.75 metres; and
  - (vii) Underground garage ramps and associated features.
- (G) Despite (F) above, **ancillary structures**, underground **parking garages**, ramps leading to an underground **parking garage** and associated features must be set back a minimum of 3 metres from an Open Space - Recreation Zone (OR).
- (H) Despite regulation 15.5.50.10(1)(a) a minimum of 10,000.0 square metres of the lands must be **landscaping**.
- (I) Despite regulation 15.10.30.40 (1) the permitted maximum **lot coverage** for all **buildings** and **structures** is 36 percent.
- (J) Despite regulation 15.10.40.10(1) the permitted maximum height of a **building** may not exceed the number following "HT=" in metres and the number following "ST=" in **storeys** shown on Diagram 3 of By-law 672-2020(LPAT).
- (K) Despite Clause 15.10.40.70, the minimum required **building setbacks** are shown on Diagram 3 of By-law 672-2020(LPAT).
- (L) Entrances to **dwelling units** that are below-ground are not permitted for **dwelling units** facing Farmstead Road, Leslie Street and Mossgrove Park.
- (M) Window wells for **dwelling units** facing Farmstead Road, Leslie Street and Mossgrove Park may have:
- (i) a maximum width perpendicular from the **main wall** of the **dwelling unit** of 0.6 metres;
  - (ii) a maximum depth of 0.6 metres; and
  - (iii) a maximum length parallel to the **main wall** of the **dwelling unit** of 1.5 metres.
- (N) Despite regulation 15.10.40.80 (2), the required minimum distance between **buildings** is shown on Diagram 3 of By-law 672-2020(LPAT).
- (O) In addition to 544.0 square metres of indoor **amenity area** which existed as of December 13, 2016 within the existing rental **apartment buildings**, and despite Clause 15.10.40.50 a minimum of 1.3 square metres of indoor **amenity space** is required per **dwelling unit**, of which a minimum 250 square metres of indoor **amenity space** is required within a recreational amenity **building** or part of a **building** available for all residents of the **buildings** on the lands and may include change, shower, gym, food preparation and sanitary facilities, but no **dwelling units**, on Block C as shown on Diagram 3 of By-law 672-2020(LPAT).
- (P) Despite regulation 15.10.40.50 (1) a minimum of 5.6 square metres of outdoor **amenity space** is required per **dwelling unit**.

- (Q) A minimum of 3,100.0 square metres of the lands must be for privately owned publicly-accessible space shown on Diagram 3 of By-law 672-2020(LPAT).
- (R) Despite regulation 200.5.10.1(1), **parking spaces** must be provided in accordance with the following minimum requirements for Blocks A1, A2, B1 and B2 shown on Diagram 3 of By-law 672-2020(LPAT) as follows:
- (i) Studio **dwelling unit** - 0.8 spaces per **dwelling unit**;
  - (ii) 1-Bedroom **dwelling unit** - 0.9 spaces per **dwelling unit**;
  - (iii) 2-Bedroom **dwelling unit** - 1.0 spaces per **dwelling unit**;
  - (iv) 3-Bedroom **dwelling unit** - 1.2 spaces per **dwelling unit**; and
  - (v) Visitor - 0.2 spaces per **dwelling unit**.
- (S) Despite regulation 200.5.10.1(1), **parking spaces** must be provided in accordance with the following minimum requirements for Buildings R1, R2 and R3 shown on Diagram 3 of By-law 672-2020(LPAT) as follows:
- (i) Resident - 0.95 spaces per **dwelling unit**; and
  - (ii) Visitor - 0.15 spaces per **dwelling unit**.
- (T) Despite regulation 15.5.80.10 (2), a maximum of 44 surface **parking spaces** are permitted on the lands, including visitor **parking spaces**.
- (U) Despite regulation 220.5.10.1 (2), a minimum of one Type "G" **loading space** must be provided.
- (V) Despite regulation 230.5.10.1 (5), bicycle **parking spaces** must be provided in accordance with the following minimum requirements for Blocks A1, A2, B1 and B2 as shown on Diagram 3 of By-law 672-2020(LPAT) as follows:
- (i) 0.68 long-term **bicycle parking spaces** per **dwelling unit**; and
  - (ii) 0.07 short-term **bicycle parking spaces** per **dwelling unit**.
- (W) Despite regulation 230.5.1.10 (4) (B), a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device, must have a minimum width of 0.4 metres.
- (X) Despite regulation 230.5.1.10 (4) (A) or (B), the minimum width for a **stacked bicycle parking space** is 0.4 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 23088 within the rental **apartment buildings** existing as of December 13, 2016. [ By-law: 672-2020(LPAT) ]

**(136) Exception RA 136**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 20362.

**(137) Exception RA 137**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 475 and 485 Patricia Ave., Section 64.20-A(161) of the former City of North York zoning by-law 7625.

**(140) Exception RA 140**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 196-2005 (OMB).

(141) Exception RA 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 23343.

(142) Exception RA 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 20879.

(143) Exception RA 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 5940 Yonge St., Section 64.20-A(71) of the City of North York zoning by-law 7625.

(144) Exception RA 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 900 and 980 Lansdowne Avenue, if the requirements of Section 7 and Schedule A of By-law 656-2020 are complied with, a **building, structure**, addition or enlargement may be erected or constructed if it complies with the requirements of (B) to (V) below; [ By-law: 1092-2021 ]
- (B) Only a **day nursery** is permitted in Building F, as shown on Diagram 3 of By-law 656-2020, and regulation 150.45.20.1(1), with respect to the location of a **day nursery**, does not apply to restrict a **day nursery** occupying an entire **building**;
- (C) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** for all uses is 65,070 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 64,700 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 362 square metres and is restricted to a **day nursery** use;
- (D) The permitted maximum number of **dwelling units** is 960 of which:
  - (i) a minimum of 50 percent of all the units are 2 bedroom or larger;
  - (ii) a minimum of 20 percent of all the units are 3 bedroom; and
  - (iii) Within Buildings A, B and C, as shown on Diagram 3 of By-law 656-2020:
    - (a) 30 percent of all bachelor units must not exceed a maximum of 46.5 square metres;
    - (b) 30 percent of all one bedroom (including one bedroom plus den) units must not exceed a maximum of 60.5 square metres;
    - (c) 30 percent of all two bedroom (including two bedroom plus den) units must not exceed a maximum 79 square metres;
    - (d) 30 percent of all three bedroom (including three bedroom plus den) units must not exceed a maximum of 93 square metres; and
  - (iv) Within Buildings D and E, as shown on Diagram 3 of By-law 656-2020:
    - (a) 30 percent of all two bedroom units must not exceed a maximum of 120 square metres;

- (b) 30 percent of all three bedroom units must not exceed a maximum of 120 square metres;
- (E) Despite regulations 15.5.40.10(1), the height of each **building**, as shown on Diagram 3 of By-law 656-2020, is the distance between the specified Geodetic Datum Elevation and the highest point of each **building**, as follows:
- (i) 119.00 for Building "A" and attached podium;
  - (ii) 125.50 for Building "B" and Building "C";
  - (iii) 122.96 for Building "D";
  - (iv) 119.91 for Building "E"; and
  - (v) 125.75 for Building "F";
- (F) Despite regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the height in metres specified by the number following the symbol HT as shown on Diagram 3 of By-law 656-2020;
- (G) Despite (F) above, the following **building** elements and **structures** are permitted to project above the permitted maximum height:
- (i) parapets, pergolas, trellises, eaves, screens, roof drainage, lightning rods, architectural features, elements of a **green roof**, **structures** for noise attenuation, ornamental elements, terrace and balcony guard rails and dividers, railings, decorative screens, by a maximum of 3.0 metres;
- (H) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 656-2020;
- (I) Despite Clauses and Regulations 15.0.45.50.1, 15.5.40.60, 15.10.40.70, the following are permitted to encroach into a required **building setback** and separation distances:
- (i) porch, patio, terrace, balustrades, cornices, eaves, guardrails, landscape and **green roof** elements, lighting fixtures, ornamental elements, public art features, railings, trellis, underground garage ramps, vents, wheelchair ramps, wind mitigation features and window sills to a maximum of 4.0 metres;
  - (ii) balconies on Buildings A, B and C up to a maximum of 1.5 metres;
  - (iii) canopies up to a maximum of 4.5 metres;
  - (iv) air shafts, exterior stairs, stair enclosures may encroach and no closer to a lot line than 0.0 metres;
  - (v) Children's Play Area associated with the **day nursery** up to a maximum of 3.0 metres;
- (J) Despite Regulations 15.10.40.80(1)(A)(i) and 15.10.40.80(1)(B), the required minimum above ground separation distance between **main walls** with no opening to **dwelling units** in one or more of those **main walls** is 3.39 metres.
- (K) Any **building** or **structure** may not penetrate the following 45 degree **angular planes** projected over the **lot** from the ground level at the face of **buildings** located:
- (i) on the adjoining **lot** to the north and facing south; and
  - (ii) on the **lot** on the opposite side of Brandon Avenue and facing south;
- (L) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Lansdowne Avenue;
- (M) Despite Regulation 15.5.40.10 (4), the total area of the equipment described in clause (G) of this exception may cover no more than 54 percent of the area of the roof;
- (N) Despite Regulation 15.5.60.1(4), above-ground parts of an **ancillary building** or **structure** may be erected prior to the erection of the **main walls** and completion of the roof of a **residential building** on the same **lot**;
- (O) Despite Regulation 15.5.100.1(1), the permitted maximum total width of a **driveway** for an **apartment building** is 9.3 metres;
- (P) Regulation 15.10.40.50.1b) does not apply.
- (Q) Despite Regulation 15.10.40.50(1), **amenity space** must be provided in accordance with the following:
- (i) A minimum of 1,920 square metres of indoor **amenity space** must be provided; and
  - (ii) A minimum of 5,450 square metres of outdoor **amenity space** must be provided;
- (R) Despite Clause 15.10.30.40, the permitted maximum **lot coverage** is 32 percent of the **lot area**;
- (S) Despite Regulation 15.5.50.10 (1), a minimum of 56 percent of area of the **lot** must be maintained as **landscaping** and a minimum of 33 percent of the area of the lot must be maintained as **soft landscaping**.
- (T) Despite regulation 200.5.10.1(1), **parking spaces** must be provided as follows:
- (i) Buildings A, B and C:



- (a) Resident Parking – 0.63 spaces per **dwelling unit**; and
- (b) Visitor Parking – 0.2 spaces per **dwelling unit**;
- (ii) Buildings D and E:
  - (a) Resident Parking – 1 space per **dwelling unit**; and
  - (b) Visitor Parking – 0.12 spaces per **dwelling unit**;
- (iii) Building F
  - (a) 1 **parking space** for each 100 square metres of **gross floor area**;
- (U) Despite regulation 200.15.10(1), accessible **parking spaces** must be provided at a minimum rate of 4 accessible **parking spaces** plus 1 accessible **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**.
- (V) Despite regulations 220.5.10.1(2) and 220.5.1.10(8)(D), a minimum of 3 type 'G'; **loading spaces** must be provided with the following dimensions:
  - (i) A minimum length of 13.0 metres;
  - (ii) A minimum width of 4.0 metres; and
  - (iii) A minimum of vertical clearance of 6.1 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 656-2020 ]

(145) Exception RA 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 755 Steeles Avenue West, if the requirements of Section 6 and Schedule A are complied with, **buildings** and / or **structures** are permitted in accordance with (B) to (W) below:
- (B) For the purposes of By-law 1043-2022, "Existing Building" shall mean the **building** and / or **structures** that existed on the **lot** as of April 30, 2020, shown as Building 'A' on Diagram 3 attached to and forming part of this By-law;
- (C) Despite regulation 15.5.40.10(1) the height of a **building** is measured from the Canadian Geodetic elevation of 190.79 metres and the highest point of the **building**;
- (D) Despite regulations 15.10.40.10(1), the height of any **building** or **structure** may not exceed the height limit of the numbers following the symbol HT on Diagram 3 of By-law 1043-2022;
- (E) Despite (D) above and 15.5.40.10(5), the following elements of a **building** or **structure** may exceed the permitted maximum heights:
  - (i) Parapets, guardrails, railings, privacy screens, architectural features, trellises and open air recreation elements by a maximum of 3.0 metres; and
  - (ii) Unenclosed **structures** providing safety or wind protection by a maximum of 3.0 metres.
- (F) Regulation 15.5.40.10(4), with respect to horizontal limits on elements for the functional operation of a **building** does not apply;
- (G) In addition to the permitted uses in clause 15.10.20.10 and despite clause 15.10.20.20, the following uses are permitted in Building 'B' shown on Diagram 3 of By-law 1043-2022: **financial institutions, retail stores, service shops, personal service shops, eating establishments, take-out eating establishments, artist studios, and outdoor patio** in conjunction with an **eating establishment**;
- (H) Despite Regulation 15.5.50.10(1), a minimum of 6,900 square metres of the area of the **lot** is for **landscaping**, including a minimum of 2,950 square metres of **soft landscaping**;
- (I) Regulation 15.5.150 with respect to waste and recyclable material does not apply;
- (J) Despite Clause 15.10.40.70, the required minimum **building setbacks** in metres are as shown on Diagram 3 of By-law 1043-2022;
- (K) Despite (J) above and Regulations 5.10.40.70(1) and 15.5.40.60(3)(A), the following are permitted to encroach into the required minimum **building setbacks**:
  - (i) Window washing equipment, and eaves by a maximum of 3.0 metres;
  - (ii) Underground garage access ramps and associated **structures** if no closer to the lot line than 1.2 metres; and

- (iii) Screens, railings, light fixtures, ornamental elements, art features, exterior stairs, ventilation and exhaust shafts, hydro servicing features, and site servicing features.
- (L) Despite Regulation 15.10.40.80(2), the distance between **residential buildings** located on the same **lot** is as shown in metres on Diagram 3 of By-law 1043-2022;
- (M) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 31,100 square metres, of which:
  - (i) a maximum of 18,495 square metres for residential uses may be located within Building 'A' as shown on Diagram 3 of By-law 1043-2022;
  - (ii) a minimum of 525 square metres for non-residential uses and a minimum of 109 square metres for **amenity space** required by this By-law must be located within Building 'B' as shown on Diagram 3 of By-law 1043-2022;
  - (iii) a maximum 8,950 square metres for residential uses of may be located within Building 'C' as shown on Diagram 3 of By-law 1043-2022; and
  - (iv) a maximum of 2,925 square metres for residential uses may be located within Building 'D' as shown on Diagram 3 of By-law 1043-2022.
- (N) Despite Regulation 15.10.40.50(1) outdoor **amenity space** will be provided in accordance with the following:
  - (i) For **dwelling units** located within Building 'A' as shown on Diagram 3 of By-law 1043-2022, a minimum of 140 square metres; and
  - (ii) For **dwelling units** located within Building 'C' and Building 'D' as shown on Diagram 3 of By-law 1043-2022, at a minimum rate of 2.0 square metres per **dwelling unit**.
- (O) Despite Regulation 15.10.40.50(1) indoor **amenity space** will be provided in accordance with the following:
  - (i) For Building 'A' shown on Diagram 3 of By-law 1043-2022, at a minimum rate of 1.49 square metres per **dwelling unit** which may be located in whole or in part within Building 'B' shown on Diagram 3 of By-law 1043-2022; and
  - (ii) For Building 'C' and Building 'D' shown on Diagram 3 of By-law 1043-2022 at a minimum rate of 2.0 square metres per **dwelling unit** and may be located in whole or in part within Building 'C' shown on Diagram 3 of By-law 1043-2022. For Buildings 'C' and 'D' shown on Diagram 3 of By-law 1043-2022.
- (P) For Buildings 'C' and 'D' Shown on Diagram 3 of By-law 1043-2022:
  - (i) A minimum of twenty-five (25 percent) of **dwelling units** must be three-bedroom or two-bedroom **dwelling units**; and
  - (ii) A minimum of five percent (5 percent) of **dwelling units** must be three-bedroom **dwelling units** and these **dwelling units** may not be used to determine compliance with (i) above.
- (Q) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following minimum requirements:
  - (i) A minimum of 0.7 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) A minimum of 0.9 **parking spaces** for each one bedroom **dwelling unit**;
  - (iii) A minimum of 1.0 **parking spaces** for each two bedroom **dwelling unit**;
  - (iv) A minimum of 1.2 **parking spaces** for each **dwelling unit** containing three or more bedrooms;
  - (v) A minimum of 0.2 **parking spaces** for each **dwelling unit** for visitors to **dwelling units**;
  - (vi) 1.5 **parking spaces** for each 100 square metres of non-residential **gross floor area**; and
  - (vii) Despite (Q)(i) to (Q)(v) above, for the **dwelling units** within Building 'A' on Diagram 3 of By-law 1043-2022, a minimum of 215 **parking spaces** must be provided, of which a minimum of 11 **parking spaces** must be for residential visitors.
- (R) Despite Regulation 230.5.10.1(5), a total of 115 **bicycle parking spaces** must be provided and maintained on the **lot**, of which 11 must be "short-term" **bicycle parking spaces**;
- (S) Despite Regulation 230.5.10.1(4) a **stacked bicycle parking space** must have a minimum vertical clearance of 1.2 metres, a minimum width of 0.45 metres and a minimum length 1.8 metres;
- (T) Despite Regulation 200.15.10(1), a minimum of 7 accessible **parking spaces** must be provided;
- (U) Regulation 200.10.1(1) with respect to marking **drive aisles** accessing visitor **parking spaces**, does not apply;
- (V) Regulation 200.15.1.5(1) with respect to location of accessible **parking spaces**, does not apply;
- (W) Regulation 150.100.30.1(1) with respect to the requirement of a fence does not apply;
- (X) For Buildings 'C' and 'D' Shown on Diagram 3 of By-law 1043-2022:

(i) One Type "B" and one Type "G" **loading space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1043-2022 ]

(146) Exception RA 146

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of York By-law 90. [ By-law: 802-2020 ]

(147) Exception RA 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 20443.

(148) Exception RA 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

Prevailing By-laws and Prevailing Sections: (None Apply)

(149) Exception RA 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 3311 Bathurst Street, if the requirements of Section 6 and Schedule A of By-law 194-2021 are complied with, then a **building, structure**, addition or enlargement may be constructed in compliance with (B) to (O) below;

(B) The permitted maximum height of a **building** or **structure** is the numerical value in metres following the letters "HT" and the height in **storeys** above ground level specified by the numbers following "ST" as shown on Diagram 3 attached to By-law 194-2021;

(C) Enclosed areas of the **building** that provide roof access are not considered a **storey** and must not contain any habitable space;

(D) Despite regulation 15.5.50.10.(1) the requirement for minimum strip of **soft landscaping** along the **lot line** does not apply;

(E) Despite regulation 15.5.100.1.(2) the requirement for an unobstructed **vehicle** access must be provided between the **street** and the principal pedestrian entrance to the **building** so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous movement does not apply;

(F) Despite regulation 15.10.30.40(1) the permitted maximum **lot coverage** is 36 per cent;

(G) Despite regulation 15.10.40.40(1) the permitted maximum floor space index is 1.93;

(H) Despite regulation 15.10.40.50(1)(A), 40 square metres of indoor **amenity space** located at or above **established grade** must be provided within Building A;

(I) Despite regulation 15.10.40.50(1)(B), 415 square metres of outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space** of Building A must be provided;

(J) Despite clause 15.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 attached to By-law 194-2021;

(K) Despite regulation 15.10.40.80(2), the minimum above-ground separation distance between the **main walls** of the **buildings** are as shown in metres on Diagram 3 attached to By-law 194-2021;

- (L) Despite clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
  - (i) A minimum of ninety (90) resident **parking spaces**, and
  - (ii) A minimum of six (6) visitor **parking spaces**.
- (M) Despite regulations 230.5.10.1(2) and 230.5.10.1(5), a total of 19 **bicycle parking spaces** must be provided on site, including 17 long-term **bicycle parking spaces** and two (2) short-term **bicycle parking spaces**;
- (N) A Private-Owned Publicly Accessible Open Space (POPS) is required to be provided as a walkway which is open and accessible to the public at all times, with a minimum width of 4.0 metres from Brookdale Avenue to Fairlawn Avenue as shown on Diagram 3 attached to By-law 194-2021; and
- (O) The **building** existing on the site known as 3311 Bathurst Street as of March 10, 2021 and labelled as Building A on Diagram 3 of By-law 194-2021 is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport hazard Map from City of North York Zoning By-law 7625. [ By-law: 194-2021 ]

(150) Exception RA 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 150 Bronoco Avenue, an **apartment building, structure**, addition or enlargement is permitted in compliance with (B) through (G) below;
- (B) Despite 15.5.40.40, the maximum residential **gross floor area** must not exceed 7,000 square metres;
- (C) Despite 15.10.40.10(1), no portion of any **building or structure** may have a height in metres above **established grade** greater than the number following the "HT" symbol as shown on Diagram 4 of By-law 598-2021(LPAT), excluding:
  - (i) wind screens, elevator overruns, mechanical penthouse, mechanical equipment and any associated enclosure structures, parapets, guard rails, railings and dividers, pergolas, trellises, balustrades, screens, stairs, roof drainage, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, and elements of a **green roof**, which may project 5.5 metres above the height limits shown on Diagram 4;
- (D) Despite 15.10.40.10(2), the permitted maximum number of **storeys** of any portion of a **building or structure** above **established grade** is 6, excluding the **building** elements or features listed in Section (C)(i) above which are permitted above 6 **storeys** subject to the restrictions listed therein;
- (E) For the purposes of this Exception, **established grade** is the Canadian Geodetic Datum of 146.70 metres;
- (F) Despite 15.5.60.20, the required minimum **building setbacks** for any portions of a **building or structure** above ground are shown in metres on Diagram 4 of By-law 598-2021(LPAT);
- (G) Despite 15.5.40.60 and regulation (F) above, the following may encroach into the required minimum **building setbacks** on Diagram 4 of By-law 598-2021(LPAT):
  - (i) cornices, light fixtures, ornamental elements, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, screens, elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated **structures** may encroach up to 3.0 metres;
- (H) Despite 200.5.10.1(1) and (2) and 200.15.1.5(1), **parking spaces** must be provided and maintained in accordance with the following ratios:
  - (i) A minimum of 0.8 for each bachelor **dwelling unit** that comprises up to 45 square metres of **gross floor area** and 1.0 for each bachelor **dwelling unit** that comprises greater than 45 square metres of **gross floor area**;
  - (ii) A minimum of 0.9 for each one bedroom **dwelling unit**;
  - (iii) A minimum of 1.0 for each two bedroom **dwelling unit**;
  - (iv) A minimum of 1.2 for each three or more bedroom **dwelling unit**; and
  - (v) A minimum of 0.2 visitor parking spaces for each **dwelling unit**; and
- (I) Despite any future severance, partition or division of lands subject to By-law 598-2021(LPAT), the provisions of this Exception apply as if no severance, partition or division occurred.
- (J)

(K)

Prevailing By-laws and Prevailing Sections: [ By-law: 598-2021(LPAT) ]

(151) Exception RA 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2040 Don Mills Rd., Section 64.20-A(31) of the City of North York zoning by-law 7625.

(153) Exception RA 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **lot area** is:

- (i) The greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with 5 **dwelling units**; and
- (ii) 139 square metres per **dwelling unit** for an **apartment building** with more than 5 **dwelling units**;

(B) The minimum **lot frontage** is:

- (i) 18.0 metres for an **apartment building** with 5 **dwelling units**; and
- (ii) 24.0 metres for an **apartment building** with more than 5 **dwelling units**;

(C) The minimum **front yard setback** is 7.5 metres.

(D) The minimum **rear yard setback** is the greater of 7.5 metres or 25% of the **lot depth**; and

(E) The minimum **side yard setback** is:

- (i) 3.0 metres for an **apartment building** with 5 **dwelling units**; and
- (ii) half the height of the **building** for an **apartment building** with more than 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(154) Exception RA 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-laws 22077 and 22616.

(155) Exception RA 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 134-2008 (OMB).

(156) Exception RA 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21502.

(160) Exception RA 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 411 Victoria Park Avenue, 2510 and 2530 Gerrard Street East, if the requirements of Section 10 and Schedule A of By-law 959-2021 are complied with, **buildings** or **structures** may be used and erected in compliance with regulations (B) to (QQ) below:
- (B) For the purposes of this exception each Block as shown on Diagram 3 of By-law 959-2021 is to be considered a **lot**;
- (C) Despite (B) above, should the (H) symbol be removed from Blocks 3 and 7 as described in Section 11 and as shown on Diagram 3 of By-law 959-2021 to permit a **public school**, Blocks 3 and 7 shall be considered one **lot**;
- (D) In addition to the uses permitted in Regulation 15.10.20.10(1), **public parking** located in a below ground or above-ground **parking garage**, or as surface parking is also a permitted use;
- (E) In addition to the uses permitted in Regulation 15.10.20.10(1), a **public school** or **private school** is also a permitted use if in compliance with the following:
  - (i) An adult education school is permitted if it is in a **building** used as a **private school** or **public school** or in a **building** that was originally constructed as a **private school** or **public school**, and is funded by the Provincial or Federal government for:
    - (a) adult English or French as a second language courses delivered by district schools;
    - (b) literacy and basic skills programming delivered by community agencies or district school boards;
    - (c) credit courses for adults delivered by district school boards;
    - (d) continuing education programs, including general interest courses, delivered by district school boards;
    - (e) adult Aboriginal language programs delivered by district school boards; or
    - (f) Canadian citizenship preparation programs delivered by district school boards;
  - (ii) a **day nursery** is permitted in a **building** used as a **private school** or a **public school**, or a **building** that was originally constructed as a **private school** or a **public school**, if:
    - (a) the **day nursery** is on the first **storey**; and
    - (b) the **interior floor area** used by the **day nursery** is no greater than 40 percent of the **interior floor area** of the first **storey** of the **building**;
  - (iii) A **lot** with a **public school** or a **private school** must have:
    - (a) a minimum 1.5 metre wide strip of **soft landscaping**, along all **side lot lines** and **rear lot lines**; and
    - (b) a minimum 3.0 metre wide strip of **soft landscaping**, along the entire length of any **lot line** abuts a **street**, excluding areas used for play, walkways, driveways, parking, loading, student drop-off and pick-up;
  - (iv) **Buildings** or **structures** that are **ancillary** to a **public school** or **private school** must:
    - (a) comply with the required minimum **building setbacks** for the zone in which the **lot** is located; and
    - (b) despite (a) above, a portable classroom **building** must be set back from all **lot lines** a distance equal to at least half the height of the portable classroom **building**;
  - (v) A portable classroom **building** may be no more than 4.0 metres in height, and the height of a portable classroom **building** is the distance between **average grade** and the highest part of the **building**, excluding permitted encroachments above the height limit for the zone in which the portable classroom **building** is located; and
  - (vi) All waste and recyclable material must be stored in a wholly enclosed **building**, if a **public school** or a **private school** is constructed pursuant to a **building** permit issued more than three years after May 9, 2013;
- (F) A **dwelling unit** is permitted in an **apartment building**;
- (G) A **day nursery** in a **public school** or **private school** is subject to the following:

- (i) it must be on the first **storey**; and
  - (ii) its **interior floor area** may be no greater than 40 percent of the **gross floor area** of the first **storey** of the **building**;
- (H) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** on Blocks 3, 4, and 5 as shown on Diagram 3 of By-law 959-2021 is as follows:
  - (i) 13,250.0 square metres on Block 3;
  - (ii) 6,250.0 square metres on Block 4; and
  - (iii) 9,400.0 square metres on Block 5;
- (I) Despite (H) above, should the (H) symbol be removed from Blocks 3 and 7 as described in Section 11 and as shown on Diagram 3 of By-law 959-2021 to permit a **public school**, the combined maximum permitted **gross floor area** on Blocks 3 and 7 is 6,500.0 square metres;
- (J) Despite Regulation 15.5.40.40(1), the **gross floor area** of a **building** is reduced by the area in the **building** used for:
  - (i) **parking spaces, drive aisles, loading spaces and bicycle parking spaces** at, below, and above ground;
  - (ii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
  - (iii) shower and change facilities for required **bicycle parking spaces**;
  - (iv) all indoor **amenity space**;
  - (v) elevator shafts;
  - (vi) garbage shafts;
  - (vii) mechanical penthouse; and
  - (viii) exit stairwells in the **building**;
- (K) The provision of **dwelling units** on the lands identified in Diagram 1 of By-law 959-2021 is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) once (i) and (ii) above are complied with, of the remaining total number of **dwelling units** a minimum 15 percent of **dwelling units** must have two or more bedrooms;
- (L) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is measured from the following Canadian Geodetic Datum elevations to the highest point of the **building** or **structure**:
  - (i) 126.59 metres on Block 3 as shown on Diagram 3 of By-law 959-2021;
  - (ii) 127.74 metres on Block 4 as shown on Diagram 3 of By-law 959-2021;
  - (iii) 128.94 metres on Block 5 as shown on Diagram 3 of By-law 959-2021; and
  - (iv) should the (H) symbol be removed from Blocks 3 and 7 as described in Section 11 and as shown on Diagram 3 of By-law 959-2021, to permit a **public school**, 126.59 metres on Blocks 3 and 7 as shown on Diagram 3 of By-law 959-2021;
- (M) Despite Regulation 15.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is shown in metres following the HT symbol and in **storeys** following the ST symbol on Diagrams 5, 6 and 7 of By-law 959-2021;
- (N) In determining compliance with (M) above, the following are not a **storey**:
  - (i) vestibules providing rooftop access and having a **gross floor area** of not more than 20.0 square metres;
  - (ii) mechanical penthouses;
  - (iii) stair enclosures; and
  - (iv) elevator overruns;
- (O) Despite (M) above and Regulation 15.5.40.10(2), (3), (4), (5) and (6), the following elements of a **building** or **structure** may exceed the permitted maximum height as follows:
  - (i) Wind and privacy screens, awnings, roof overhangs, cornices, canopies, balconies and associated guards, lighting fixtures, ornamental elements, such as decorative architectural features, vents, stacks, eaves, cladding, pilasters and window sills;

- (ii) mechanical equipment including heating, cooling and ventilating equipment, gas and electrical equipment and vibration dampening equipment, communications equipment, penthouses, enclosures and **structures** around elements listed above including roofing membranes and **green roofs** on such enclosures, roof access vestibules, elevator overruns, trellises, **structures** used for outside or open air recreation, and stairs and stair enclosures may project above the permitted maximum heights shown on Diagrams 5, 6 and 7 of By-law 959-2021 to a maximum of 7.0 metres;
  - (iii) guards and railings, safety equipment, ramps, fences, outdoor furniture, underground garage ramps and associated **structures**, **bicycle parking spaces**, community mailboxes as well as **structures** enclosing such elements, garbage chutes and associated enclosures, landscape elements, retaining walls and planters, chimneys, elements associated with outdoor amenities such as barbecues, fireplaces and seating, bollards, and porches and decks, either excavated or unexcavated may project above the permitted maximum heights shown on Diagrams 5, 6 and 7 of By-law 959-2021 to a maximum of 3.0 metres;
  - (iv) parapets, window washing and **building** maintenance equipment, decking, skylights, and roof access hatches, and below grade parking **structures** including any associated membranes or waterproofing materials may project above the permitted maximum heights shown on Diagrams 5, 6 and 7 of By-law 959-2021 to a maximum of 1.8 metres; and
  - (v) terraces, thermal insulation, roofing membranes, pavers, **green roof** elements and roof ballasts may project above the permitted maximum heights shown on Diagrams 5, 6 and 7 of By-law 959-2021 to a maximum of 0.9 metres;
- (P) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown on Diagrams 5, 6 and 7 of By-law 959-2021;
- (Q) A **building setback** is not required from a corner rounding at the intersection of two **streets**;
- (R) Despite (P) above, Regulation 15.5.40.50(2) and Clause 15.5.40.60, the following building elements may encroach into a required minimum **building setback** as follows:
- (i) mechanical equipment including heating, cooling and ventilating equipment, gas and electrical equipment and vibration dampening equipment, communications equipment, penthouses, enclosures and **structures** around elements listed above, including roofing membranes and **green roofs** on such enclosures, roof access vestibules, elevator overruns, lighting fixtures, trellises, vents, stacks, **structures** used for outside or open air recreation, stairs and stair enclosures, wind and privacy screens, guards and railings, safety equipment, ramps, fences, outdoor furniture, chimneys, underground garage ramps and associated **structures**, **bicycle parking spaces**, community mailboxes as well as **structures** enclosing such elements, landscape elements, retaining walls and planters, elements associated with outdoor amenities such as barbecues, fireplaces and seating, parapets, window washing and **building** maintenance equipment, bollards, decking, skylights, roof access hatches, including any associated membranes or waterproofing materials, terraces, thermal insulation, roofing membranes, pavers, **green roof** elements and roof ballast and porches and decks, either excavated or unexcavated;
  - (ii) awnings, roof overhangs, cornices, canopies, balconies and associated guards, ornamental elements such as decorative architectural features and garbage chutes and associated enclosures to a maximum of 2.5 metres;
  - (iii) eaves, cladding and pilasters to a maximum of 1.2 metres; and
  - (iv) windowsills to a maximum of 0.6 metres;
- (S) Despite (M) and (P) above, should the (H) symbol be removed from Blocks 3 and 7 as described in Section 11 and as shown on Diagram 3 of By-law 959-2021, to permit a **public school**, the permitted maximum **building** height for a **public school** on Blocks 3 and 7 shall be 20.0 metres and the required minimum **building setbacks** for Blocks 3 and 7 are as follows:
- (i) a minimum **front yard setback** from the **lot line** abutting Street A identified on Diagram 3 of By-law 959-2021 of 3.0 metres;
  - (ii) a minimum exterior **side yard setback** from the **lot line** abutting Street B identified on Diagram 3 of By-law 959-2021 of 3.0 metres;
  - (iii) a minimum **interior side yard** setback of 7.0 metres; and
  - (iv) a minimum **rear yard setback** of 30.0 metres;
- (T) Despite Regulations 15.10.40.80(1) and 15.10.40.80(2), if a **building** has **main walls** from which a line projected outward at a right angle from one of the **main walls** intercepts another **main wall** of the same **building** or a different **building** on the same Block, the required minimum above-ground separation distance



- between those **main walls**, excluding **main walls** around architectural recesses in a **main wall** having a depth of 1.0 metres or less, inset balconies, and recessed **building** entrances, is:
- (i) for any portion of a **building** with a height equal to or less than 12.0 metres, 2.4 metres if there is an opening on one or both of the **main walls**;
  - (ii) for any portion of a **building** with a height greater than 12.0 metres, 5.5 metres if there is an opening on one or both of the **main walls** of the same **building**; and
  - (iii) for any portion of a **building** with a height greater than 12.0 metres, 15.0 metres if there is an opening on one or both of the **main walls** of a different **building**;
- (U) Despite Regulation 15.5.50.10(1), a **lot** in the Residential Apartment Zone category must have:
- (i) a minimum of 25 percent of the area of the **lot** for **landscaping**; and
  - (ii) A minimum of 50 percent of the **landscaping** area required in (i) above must be **soft landscaping**;
- (V) Despite Regulation 15.5.150.1(1), on Block 4 identified on Diagram 3 of By-law 959-2021, all waste and recyclable material must be stored within a **building, structure**, or enclosure;
- (W) Despite Regulation 15.10.40.50(1)(A), an **apartment building** on Block 3 identified on Diagram 3 of By-law 959-2021 must provide **amenity space** at a minimum rate of 4.0 square metres per **dwelling unit**, of which at least 1.5 square metres for each **dwelling unit** is indoor **amenity space**;
- (X) Despite Regulation 15.10.40.50(1), an **apartment building** on Block 5 identified on Diagram 3 of By-law 959-2021 must provide **amenity space** at a minimum rate of 4.0 square metres per **dwelling unit**, of which at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
- (Y) Despite Regulation 15.10.40.50(1), no **amenity space** is required for **dwelling units** on Block 4 identified on Diagram 3 of By-law 959-2021;
- (Z) A **parking space** must be available for the use for which it is required;
- (AA) Despite Regulation 15.5.80.10(1), a visitor **parking space** required on Block 3 identified on Diagram 3 of By-law 959-2021 may be provided on any or all of Blocks 1, 2 and 3 identified on Diagram 3 of By-law 959-2021;
- (BB) Regulation 15.5.80.10(2), with respect to the location of **parking spaces**, does not apply for **apartment buildings** located on Block 4 identified on Diagram 3 of By-law 959-2021;
- (CC) Regulation 15.5.100.1(1)(B) with respect to maximum **driveway** width does not apply;
- (DD) Regulation 15.5.100.1(2) with respect to **driveway** access to **apartment buildings** does not apply;
- (EE) Despite Regulation 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(B)(iv), and 200.5.1.10(C)(iv), up to 10 percent of the required **parking spaces** may have a minimum length of 5.2 metres;
- (FF) Despite Regulation 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(B)(iv), and 200.5.1.10(C)(iv), up to 10 percent of the required **parking spaces** may have a minimum width of 2.6 metres if they are obstructed on one or both sides by a fixed object such as a wall, column, bollard, fence or pipe situated within 0.3 metres of the side of the **parking space**, measured at right angles, and more than 1.0 metre from the front or rear of the **parking space**;
- (GG) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, parking must be provided and maintained on the lands in accordance with the following minimum requirements:
- (i) for Block 3 identified on Diagram 3 of By-law 959-2021, 0.6 **parking spaces** per **dwelling unit** for residents and 0.1 **parking spaces** per **dwelling unit** for visitors;
  - (ii) for Block 4 identified on Diagram 3 of By-law 959-2021, 0.5 **parking spaces** per **dwelling unit** for residents and no **parking spaces** for visitors; and
  - (iii) for Block 5 identified on Diagram 3 of By-law 959-2021, 0.25 **parking spaces** per **dwelling unit** and no **parking spaces** for visitors;
- (HH) Regulation 200.15.1(4) and 200.15.15.4(2), with respect to the location of accessible **parking spaces**, does not apply;
- (II) Despite Regulation 200.15.1(1) and 200.15.15.4(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.0 metres; and
  - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (JJ) Despite Regulation 230.5.1.10(6), "long-term" **bicycle parking spaces** on Block 4 identified on Diagram 3 of By-law 959-2021 must be located within a **building, ancillary building** or **ancillary structure**;

- (KK) Regulation 230.5.1.10(9), with respect to "long-term" **bicycle parking space** location does not apply;
- (LL) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.2 metres;
- (MM) Despite Regulation 230.5.1.10(10), "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (NN) Regulation 230.10.1.20(2), with respect to the location of "short-term" **bicycle parking spaces**, does not apply;
- (OO) Despite Regulation 5.10.1.30(3), a **dwelling unit** may not be entirely below-ground;
- (PP) Despite Regulation 5.10.30.1(1), no **building** or **structure**, except for below ground construction or foundations and/or a retaining wall or earth berm, may be erected or used on the lands unless:
  - (i) the lands abut an existing **street**, or are connected to an existing **street** by a **street** or **streets** constructed to a minimum base curb and base asphalt or concrete; and
  - (ii) all Municipal water mains and Municipal sewers, and their appurtenances, are installed to a **lot line** of the property and are operational; and
- (QQ) For the purpose of Regulation 5.10.30.1(2) a **street** may include a **street** or **streets** that have been dedicated to the Municipality but may not be assumed.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 959-2021 ]

(161) Exception RA 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 80 Dale Avenue, if the requirements of Section 9 and Schedule A of By-law 931-2021 are complied with, an **apartment building** may be constructed in accordance with (B) through (L) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 146.1 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" as shown on Diagram 6 of By-law 931-2021;
- (D) Despite Regulation 15.10.40.10(2), the permitted number of **storeys** of a **building** or **structure** is the numerical value following the letters "ST" as shown on Diagram 6 of By-law 931-2021;
- (E) Despite Clause 15.5.40.10 and (B) and (C) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 6 of By-law 931-2021:
  - (i) elements of a **green roof**, parapets, awnings, guard rails, railings and dividers, balustrades, eaves, roof drainage and assemblies, scuppers, fall-arrest systems, chimneys, stacks, vents, windowsills, insulation and **building** envelope membranes, decking, pavers, bollards, and built-in planter boxes, bollards, columns, architectural features, screens, and weather vanes may project to a maximum of 1.5 metres;
  - (ii) wind, noise or privacy screens or other unenclosed **structures**/mitigation measures, balustrades, railings and dividers, pergolas, trellises, eaves, skylights, light fixtures, access hatches, window washing equipment, lightning rods, stair enclosures, terraces, ancillary mechanical equipment, and **landscaping** elements and **structures** located on the roof used for outside or open air recreation may project to a maximum of 3.0 metres; and
  - (iii) solar panels may project to a maximum of 5.0 metres;
- (F) Despite Regulation 15.10.40.40(1), the permitted maximum floor space index is 1.6;
- (G) Despite Regulation 15.10.40.70, the required minimum **building setbacks** are as shown on Diagram 6 of By-law 931-2021;
- (H) Despite Regulation 15.5.40.60 and (G) above, the following **building** elements and **structures** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 6 of By-law 931-2021:
  - (i) Terraces and privacy screens located at grade to a maximum of 4.0 metres;
  - (ii) Safety railings located at grade to a maximum of 4.5 metres;
  - (iii) Canopies located at building entrances to a maximum of 3.6 metres;
  - (iv) Stairs to a maximum of 7.0 metres;

- (v) light fixtures, fences, ornamental elements, ventilation shafts, mechanical equipment, guardrails, balconies, balcony dividers, bollards, accessibility ramps or other elevating devices, site servicing features, window washing equipment, building envelope membranes, screening, fences, pergolas, trellises, and **landscaping** elements and features to a maximum of 2.5 metres; and
- (vi) vents, pipes, eaves, cornices, roof overhangs, roof drainage, parapets, balustrades, windowsills, pilasters, chimney breasts, bay windows, columns, stair enclosures and other minor architectural elements to a maximum of 1.5 metres;
- (I) Despite Regulation 15.10.40.80(2), the required minimum above-ground separation distance between the **main walls** of the **buildings** on the lands are as shown on Diagram 6 of By-law 931-2021;
- (J) The permitted maximum number of **dwelling units** is 285 and the provision of **dwelling units** is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** on the **lot** must have two bedrooms; and
  - (ii) a minimum of 5 percent of the total number of **dwelling units** on the **lot** must have three or more bedrooms;
- (K) Despite Regulation 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**; and
- (L) Despite Regulation 220.5.10.1(3), a minimum of 1 Type "B" **loading space** and 1 Type "G" **loading space** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 931-2021 ]

(162) Exception RA 162

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) n lands municipally known in the year 2020 as 3268 Finch Avenue East, shown on Diagram 1 to By-law 1045-2022, if the requirements of Section 6 and Schedule A are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (M) below;
- (B) For the purposes of this exception, Finch Avenue East shall be the **front lot line**;
- (C) Despite Regulations 15.5.40.60(1) 15.5.40.60(2) and 15.5.40.60(3), window projections, architectural features, canopies and exterior stairs are permitted to encroach into the required **building setback** a maximum of 2.0 metres;
- (D) Regulation 15.10.30.10(1)(B) does not apply;
- (E) Despite Clause 15.10.30.20(1)(B), the required minimum **lot frontage** is 72 metres;
- (F) Despite Regulation 15.10.30.40(1)(B), the permitted maximum **lot coverage** is 55 percent;
- (G) The permitted maximum number of **dwelling units** on the **lot** is 300;
- (H) Despite Regulation 15.10.40.10(1)(B), the permitted maximum height for a **building** or **structure** is 13 **storeys** and 42 metres, excluding the mechanical penthouse;
- (I) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown in metres on Diagram 4 of By-law 1045-2022;
- (J) Despite Regulations 15.10.40.50 (1)(A) and (B) the following minimum **amenity space** requirements apply:
  - (i) a minimum of 500 square metres of indoor **amenity space** is required; and
  - (ii) a minimum of 365 square metres of outdoor **amenity space** is required;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, off street **parking spaces** must be provided at the following minimum rates:
  - (i) 0.8 **parking space** for each one bedroom **dwelling unit** for residents;
  - (ii) 0.9 **parking space** for each two bedroom **dwelling unit** for residents;

- (iii) 1.1 **parking spaces** for each three or more bedroom **dwelling unit** for residents; and
- (iv) 2.0 **parking spaces** plus 0.05 per **dwelling unit** for visitors;
- (L) Despite Regulation 230.5.10.1(5), a minimum of 206 **bicycle parking spaces** is required, of which:
  - (i) 186 **bicycle parking spaces** must be "long-term" **bicycle parking spaces**; and
  - (ii) 20 **bicycle parking spaces** must be "short-term" **bicycle parking spaces**;
- (M) Despite Regulation 220.5.10.1(2), one Type "G" **loading space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1045-2022 ]

(163) Exception RA 163

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30481.

(164) Exception RA 164

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 91-101 Raglan Avenue, as shown on Diagram 1 of By-law 1050-2022, if the requirements of Section 8 and Schedule A of By-law 1050-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (R) below;
- (B) For the purpose of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 1050-2022;
- (C) Despite Regulation 15.5.40.10 (1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 160.86 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 15.10.40.10(1), no portion of any **building** or **structure** on the **lot** shall have a height in metres greater than the height limits specified by the numbers following the letters "HT" on Diagram 3 as shown on By-law 1050-2022;
- (E) Despite Regulations 15.5.40.10(2) to (6) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1050-2022:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) elevator shafts and overruns, by a maximum of 11.0 metres;
  - (iii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, and an indoor **amenity space** with an area that is a maximum of 67 square metres, inclusive of a mechanical penthouse and indoor **amenity space**, by a maximum of 7.0 metres;
  - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (F) Despite Regulation 15.10.40.40(1)(A) and (B), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 19,510 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 19,490 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 20 square metres;
- (G) Despite Regulation 15.10.40.50(1)(A) and (B), a building with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:

- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.7 square metres of outdoor **amenity space** for each **dwelling unit**;
- (H) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and required **main wall** separation distances are as shown in metres on Diagram 3 of By-law 1050-2022;
- (I) Despite Clause 15.5.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, provided that balconies which are located at a height equal to or greater than 26.37 metres must be located at least 10 metres from the centerline of the public **lane** to the east of the **lot** as shown on Diagram 3 of By-law 1050-2022;
  - (ii) balconies are not permitted in the "Balcony Exclusion Area" as shown on Diagram 3 of By-law 1050-2022;
  - (iii) balconies not included in (I)(i) and (ii) above, to a maximum of 1.5 metres;
  - (iv) cornices, lighting fixtures, window washing equipment, awnings, canopies, finials, parapets, terraces, terrace guards, platforms, ornamental or architectural elements, trellises, eaves, window sills, bay windows, canopies, guardrails, balustrades, railings, wind mitigation screens and features, piers, arbours, patios, decorative features, stairs, supportive columns, wheel chair ramps, vents, stacks, acoustic screens and features, underground garage ramps and their associated **structures**, underground garage stair enclosures, retaining walls, fences, and landscape and public art features, to a maximum of 3.0 metres;
- (J) Despite regulation 15.5.50.10(1) a minimum of 90 square metres of **landscaping** must be provided on the **lot**, of which a minimum of 30 square metres of the required **landscaping** must be comprised of **soft landscaping**;
- (K) In addition to the uses permitted with conditions listed in Regulation 15.10.20.20(1), an **eating establishment** and **take-out eating establishment** are also permitted provided the combined **interior floor area** of an **eating establishment** or **take out eating establishment** in the **building** does not exceed 20 square metres;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.14 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.05 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iii) a minimum of 2 "car-share parking spaces";
  - (iv) No **parking spaces** are required for non-residential uses;
- (M) Despite regulation 200.5.1.10.(2) a maximum of 5 **parking spaces** can be obstructed on one or both sides without the requirement to increase the minimum width on each obstructed side by 0.3 metres;
- (N) Despite regulation 200.15.10(1) a minimum of 2 of the required **parking space** in (L) above must be accessible **parking spaces**;
- (O) Despite regulation 200.15.1(1) to (4) and By-law 579-2017, accessible **parking spaces** must be provided and maintained in accordance with the following:
  - (i) An accessible **parking space** must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.4 metres; and
    - (c) Vertical clearance of 2.1 metres;
  - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
  - (iii) Accessible **parking spaces** must be located within 16 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (P) Despite regulation 230.5.1.10.(9) required "long-term" **bicycle parking spaces** may be provided in **stacked bicycle parking spaces** and may be located in a storage room and/or a below ground parking garage in a **building** on the **lot**;
- (Q) Despite regulation 230.5.10.1(1), no **bicycle parking spaces** are required for non-residential uses;
- (R) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 20 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;

- (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
- (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1050-2022 ]

(165) Exception RA 165

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 253 Markham Road and 12, 20 and 30 Dunelm Street, if the requirements of By-law 988-2022 are complied with, **apartment buildings** may be constructed, used or enlarged in compliance with Sections (B) to (CC) below;
- (B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines with the zone label RA (165), as shown on Diagram 2, attached to By-law 988-2022;
- (C) Despite Regulations 15.10.20.10(1) and 15.10.20.20(1), **public parking** is permitted only for the purposes of "car-share" and "car-share parking spaces", as defined in (O) below;
- (D) Despite Regulation 15.10.20.40(1)(A), a **dwelling unit** is permitted in the following residential building types:
  - (i) **Apartment Building**;
- (E) A maximum of 783 **dwelling units** are permitted on the **lot**;
- (F) For the purposes of this exception the Canadian Geodetic Datum elevation of 157.63 must be used for **established grade**;
- (G) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 157.63 to the highest point of a **building** or **structure**;
- (H) Despite regulation 15.10.40.10(1), the permitted maximum height of **buildings** or **structures** on the **lot** is the numerical value in metres shown following the symbol "HT" on Diagram 3 of By-law 988-2022;
- (I) Despite (H) above and regulations 15.5.40.10(2) to (5), the following elements of a **building** may exceed the permitted maximum height as shown on Diagram 3 of By-law 988-2022:
  - (i) **Structures** used for safety, noise or wind mitigation purposes, railings, lightning rods, lighting fixtures, cornices, sills, eaves, railings, rail safety crash walls, privacy screens, stairs, window washing equipment, ornamental or architectural features, landscape features, patios, decks, planters, gas and hydro meters, transformers and associated enclosures, garbage enclosures, community mail boxes, balconies and air conditioners;
  - (ii) Roof assembly, including water proofing, insulation, drainage layers and surface finish, may exceed the permitted maximum **building** height by a maximum of 0.7 metres;
  - (iii) Parapets, elements of a **green roof** and elevator overruns may exceed the permitted maximum **building** height by a maximum of 1.5 metres;
  - (iv) **Structures** for outdoor **amenity space** or open air recreation, including terraces, may exceed the permitted maximum **building** height by a maximum of 3.0 metres;
  - (v) Enclosed stairs may exceed the maximum **building** height by a maximum of 4.0 metres;
  - (vi) Chimneys, vents stacks and flues and associated enclosures may exceed the maximum **building** height by a maximum of 5.0 metres;
  - (vii) Ramps to underground parking areas and associated **structures**, guards, guardrails, bollards and wheelchair ramps, subject to a maximum vertical projection of 1.5 metres above the finished ground surface;
  - (viii) Canopies and awnings, including structural supports, subject to a maximum vertical projection of 6.0 metres above the finished ground surface;
- (J) In addition to the elements in (I) above, the following equipment and **structures** are also permitted to exceed the permitted maximum heights for Building E and Building F as shown on Diagram 3 of By-law 988-2022 by 3.0 metres:
  - (i) Equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - (ii) Roof access hatches and elevator shafts; and

- (iii) **Structures** that enclose, screen or cover the elements listed in (i) and (ii) above;
- (K) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 55,000 square metres;
- (L) Despite regulation 15.10.30.40(1)(A), **lot coverage** requirements do not apply;
- (M) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above finished ground are shown on Diagram 3 of By-law 988-2022;
- (N) Despite (M) above and regulations 5.10.40.70(1) and 15.5.40.50(2), 15.5.60.30(1), clauses 15.5.40.60 and 15.5.60.20 the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance shown on Diagram 3 of By-law 988-2022 as follows:
- (i) lighting fixtures, railings, rail safety crash walls, privacy screens, stairs, enclosed stairs, ornamental or architectural features, landscape features, patios, decks, terraces, planters, bollards, window washing equipment, vents, garbage enclosures, community mail boxes, air conditioners, chimneys, flues, structures for safety, noise or wind mitigation purposes, parapets, elements of a **green roof** and **structures** for outdoor **amenity space** or open air recreation, railings lightning rods; ramps to underground parking areas and associated **structures**, guards, guardrails, wheelchair ramps, bicycle racks and related weather protection, gas and hydro meters, transformers and associated enclosures;
  - (ii) cornices, sills, eaves, to a maximum of 0.5 metres; and
  - (iii) Canopies and awnings, including structural supports, to a maximum of 3.0 metres;
  - (iv) Balconies to a maximum depth of 1.8 metres.
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following rates:
- (i) A maximum of 0.96 **parking spaces** per **dwelling unit** for residential occupants;
  - (ii) A minimum of 2 **parking spaces** plus 0.05 **parking spaces** per **dwelling unit**, to a maximum of 0.15 **parking spaces** per **dwelling unit**, for residential visitors;
  - (iii) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by (total number of dwelling units divided by 60), rounded down to the nearest whole number
  - (iv) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (v) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (P) Regulation 15.5.80.30(1) with respect to surface **parking space** separation from an **apartment building** does not apply;
- (Q) Despite Regulations 200.5.1.10(2) and 200.10.1(3), a maximum of 25 **parking spaces**, may have the following minimum dimensions and may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**:
- (i) a minimum width of 2.6 metres; and
  - (ii) a minimum length of 5.0 metres;
- (R) Despite 200.5.1.10(2)(C)(ii), the minimum width of a **parking space** that is adjacent and parallel to a **drive aisle** from which **vehicle** access is provided is 2.5 metres;
- (S) Regulation 200.5.1.10(3) regarding maximum dimensions of a **parking space** does not apply;
- (T) Despite regulation 200.5.1.10(12)(C), a **vehicle** entrance or exit to an **apartment building** is permitted to be closer than 6 metres from the **lot line** abutting the **street**;
- (U) Despite Article 200.15.1, accessible **parking spaces** must be provided in accordance with the following:
- (i) An accessible **parking space** must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.4 metres; and
    - (c) Vertical clearance of 2.1 metres;

- (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path; and
- (iii) Accessible **parking spaces** may be a maximum of 30 metres from a passenger elevator that provides access to the first **storey** of the **building**;
- (V) Regulations 15.5.100.1(1) and (2) regarding **driveway** width and **driveway** access to **apartment buildings** do not apply to the **lot**;
- (W) Despite Clause 220.5.10.1, a minimum of one (1) Type G **loading space** must be provided in Building A and one (1) Type G **loading space** must be provided in Building C as shown on Diagram 3 of By-law 988-2022 and such **loading spaces** may be provided for the shared use of any **buildings** on the **lot**;
- (X) Despite regulation 15.10.40.50(1), **amenity space** is only required for **dwelling units** in Building A, Building B, Building C and Building D as shown on Diagram 3 of By-law 988-2022 and must be provided in accordance with the following:
  - (i) indoor **amenity space** must be provided for Building A at a minimum rate of 1.6 square metres for each **dwelling unit**;
  - (ii) indoor **amenity space** must be provided for Building B at a minimum rate of 1.9 square metres for each **dwelling unit**;
  - (iii) indoor **amenity space** must be provided for Building C at a minimum rate of 1.4 square metres for each **dwelling unit**;
  - (iv) indoor **amenity space** must be provided for Building D at a minimum rate of 1.8 square metres for each **dwelling unit**;
  - (v) outdoor **amenity space** must be provided for Building A, Building B, Building C and Building D at a minimum rate of 2.3 square metres for each **dwelling unit**; and
  - (vi) No more than 25 percent of the required outdoor **amenity space** may be a **green roof**;
- (Y) **Amenity space** is not required for **dwelling units** in Building E and Building F, as shown on Diagram 3 of By-law 988-2022;
- (Z) Despite Regulation 230.5.10.1(1)(5), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (AA) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** must have the following minimum dimensions:
  - (i) length of 1.8 metres;
  - (ii) width of 0.45 metres; and
  - (iii) vertical clearance from the ground of 1.2 metres;
- (BB) Despite Regulation 230.5.1.10(9)(B), a **bicycle parking space** for a **dwelling unit** in an **apartment building** may be located:
  - (i) on the first **storey** of the **building**;
  - (ii) on the second **storey** of the **building**; and
  - (iii) on levels of the **building** below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50 percent of the area of that level is occupied by **bicycle parking spaces**, until all required **bicycle parking spaces** have been provided;
- (CC) Despite Clause 15.5.50.10, **landscaping** requirements do not apply to the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 988-2022 ]

(166) Exception RA 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 27382.



(168) Exception RA 168

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands municipally known as 63 – 73 Widdicombe Hill Boulevard in the year 2021, shown on Diagram 1, if the requirements of By-law 977-2022 are complied with, a **building** or **structure** may be erected and used on the lot in compliance with (B) to (U) below;
- (B) The **lot** comprises the lands outlined by heavy lines as shown on Diagram 1 of By-law 977-2022;
- (C) The only **buildings** and **structures** permitted on the **lot** are Building A, Building B and the Existing Buildings as shown on Diagram 3 of By-law 977-2022 as follows:
  - (i) For the purpose of this exception, "Existing Buildings" means the **buildings** and **structures** municipally known as 63 Widdicombe Hill Boulevard and 73 Widdicombe Hill Boulevard as shown on Diagram 1 of By-law 977-2022, as well as **ancillary structures**, including an underground parking garage and garage entry ramps, located on the lot as of April 1, 2022, and alterations and additions permitted in accordance with this exception; and
  - (ii) For the purpose of this exception, "Building A" and "Building B" are shown as "BLDG. A" and "BLDG. B" on Diagram 3 of By-law 977-2022, as well as **ancillary structures** and portions below ground;
- (D) Despite Regulation 15.5.40.10 (1), for the purpose of this Exception, **established grade** is the Canadian Geodetic Datum elevation of 157.45;
- (E) Despite Regulations 15.5.40.10(2), (3), (4), (5) and (6), 15.5.60.40(2), and 15.10.40.10(1), the permitted maximum **building** and **structure** height for Building A and Building B, is the numerical value in metres following the symbol "HT" shown on Diagram 3 of By-law 977-2022 with the exception of the following permitted projections:
  - (i) Lighting fixtures, railings, retaining walls, wheel chair ramps, stairs, ornamental or architectural features, cornices, sills, eaves, and balconies;
  - (ii) Planters, ramps to underground parking areas and associated **structures**, bollards, guards, guardrails, bicycle racks, gas and hydro metres and associated enclosures to a maximum vertical projection of 1.5 metres above the finished ground surface;
  - (iii) Parapets on Building B, vents, stacks and their associated enclosures, elements of a **green roof** and window washing equipment may exceed the permitted maximum building height by 1.5 metres;
  - (iv) Parapets on Building A, structures used for safety, noise or wind mitigation purposes, privacy screen, **structures** for outdoor **amenity space** or open air recreation, terraces and landscape features may exceed the permitted maximum building height by a maximum of 3.0 metres;
  - (v) Enclosed stairs to a maximum vertical projection of 3.5 metres above the finished ground surface;
  - (vi) Patios to a maximum vertical projection of 0.8 metres above the finished ground surface; and
  - (vii) Canopies and awnings to a maximum vertical projection of 4.5 metres above the finished ground surface;
- (F) Despite Regulation 15.10.40.10(2), the permitted maximum number of storeys in Building A and Building B is the numerical value following the letters "ST" on Diagram 3 of By-law 977-2022;
- (G) Despite Regulation 15.10.40.40(1)(A), the permitted maximum **gross floor area** of **buildings** on the **lot** is:
  - (i) 9,200.0 square metres for Building A;
  - (ii) 21,000.0 square metres for Building B; and
  - (iii) the **gross floor area** that existed in the Existing Buildings on April 1, 2022, plus an additional 200.0 square metres;
- (H) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above finished ground are shown in metres on Diagram 3 of By-law 977-2022;
- (I) Despite Regulations 15.5.40.50(2), 15.5.60.30(1), Clauses 15.5.40.60, 15.5.60.20 and (H) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
  - (i) Lighting fixtures, railings, retaining walls, privacy screens, stairs, enclosed stairs, landscape features, patios, terraces, structures used for safety, noise or wind mitigation purposes, chimneys, vents, stacks and their associated enclosures, parapets, elements of a **green roof** and window washing equipment, **structures** for outdoor **amenity space** or open air recreation, planters, ramps to underground parking

- areas and associated **structures**, bollards, guards, guardrails, wheelchair ramps, bicycle racks, gas and hydro metres and associated enclosures;
- (ii) Cornices, ornamental or architectural features, sills, and eaves, to a maximum of 0.5 metres;
  - (iii) Canopies and awnings to a maximum of 3.5 metres; and
  - (iv) Balconies to a maximum of 2.0 metres.
- (J) Despite Clause 15.10.40.10, the permitted maximum height of the Existing Buildings, is the height of those **buildings** existing as of April 1, 2022, subject to the following permitted projections:
- (i) **Structures** for wind or noise mitigation to a maximum projection of 3.0 metres;
- (K) Despite Clause 15.10.40.50, **amenity space** is only required to be provided for **dwelling units** in Building A and Building B in accordance with Clause 15.10.40.50 and such **amenity space** may also be used by residents of the Existing Buildings;
- (L) The permitted maximum number of **dwelling units** on the **lot** must not exceed the following:
- (i) A combined total of 461 **dwelling units** in the Existing Buildings; and
  - (ii) A combined total of 340 **dwelling units** in Building A and Building B;
- (M) **Dwelling units** provided in each of Building A and Building B must comply with the following:
- (i) A minimum of 45 percent of the total number of **dwelling units** must contain two bedrooms; and
  - (ii) A minimum of 13 percent of the total number of **dwelling units** must contain three or more bedrooms;
- (N) The portion of a building labelled "MPH" on Diagram 3 of By-law 977-2022 located above the permitted maximum **building** height of 23.8 metres for Building A and above the permitted maximum **building** height limit of 60.2 metres for Building B must only be used for equipment and **structures** for the functional operation of a **building** including structures that enclose, screen or cover such equipment and **structures**;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 0.15 residential visitor **parking spaces** must be provided for each **dwelling unit**;
- (P) Despite any provisions of this exception or By-law 569-2013, as amended, **parking spaces, drive aisles, driveways**, ramps and any **vehicle** entrance to a **building**, existing on the **lot** as of April 1, 2022 may be maintained and are deemed to comply with the provisions of By-law 569-2013, as amended, and such existing parking spaces may be used for the purpose of determining compliance with Regulation (O) above, Regulation 200.5.10.1(1) and Table 200.5.10.1;
- (Q) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) Length of 5.6 metres;
  - (ii) Width of 3.4 metres;
  - (iii) Vertical clearance of 2.1 metres; and
  - (iv) A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (R) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located a minimum of 40.0 metres to a barrier free:
- (i) Entrance to a **building**; or
  - (ii) Passenger elevator that provides access to the first **storey** of the **building**;
- (S) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** are only required for **dwelling units** in Building A and Building B;
- (T) Clause 15.10.30.40 with respect to **lot coverage** does not apply;
- (U) Despite Regulation 15.5.100.1(2) an unobstructed **vehicle** access must be provided between the **street** and a principal pedestrian entrance to the Existing Buildings and Building B, so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous motion.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 977-2022 ]

(170) Exception RA 170

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 765 Steeles Avenue West, as shown on Diagram 1 of By-law 1089-2022, if the requirements of Sections 5 and 8 and Schedule A are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (R) below;
- (B) Despite Regulation 15.5.50.10(1), a minimum of 5,400 square metres of **landscaping** must be provided of which 2,500 square metres of the required **landscaping** must be comprised of **soft landscaping**;
- (C) Regulation 15.5.100.1(1)(B), with regards to the permitted maximum **driveway** width, does not apply;
- (D) Regulation 15.5.100.1(2), with regards to **driveway** access to **apartment buildings**, does not apply;
- (E) Clause 15.10.30.40, with regards to **lot coverage**, does not apply;
- (F) Despite Regulation 15.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres and the permitted maximum **storeys** is the number following the "ST" symbol as shown on Diagram 3 of By-law 1089-2022, and for the purpose of this exception a mechanical penthouse is not a **storey**;
- (G) Despite Regulation 15.5.40.10(3), a mechanical penthouse may exceed the permitted maximum **building** height by 5.5 metres, provided it is located in the area labelled "rooftop mechanical" as shown on Diagram 3 of By-law 1089-2022;
- (H) Regulation 15.5.40.10(4), with regards to horizontal limits for the functional operation of a **building**, does not apply;
- (I) Despite Clause 15.10.40.40, the permitted maximum floor space index is 3.59;
- (J) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1089-2022;
- (K) Despite Regulation 15.10.40.50(1)(A) and (B), the minimum rate of **amenity space** must be provided in accordance with the following:
  - (i) a minimum of 1.7 square metres of indoor **amenity space** per **dwelling unit** except for the "existing apartment building" which shall not require any indoor residential **amenity space**; and
  - (ii) a minimum of 2.0 square metres of outdoor **amenity space** per **dwelling unit** except for the "existing apartment building" which shall not require any outdoor residential **amenity space**.
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.56 **parking spaces** per **dwelling unit** for residential occupants;
  - (ii) a minimum of 0.05 **parking spaces** per **dwelling unit** for resident visitors;
  - (iii) a minimum of 2 "car-share parking spaces";
  - (iv) a minimum of 3 **parking spaces** for a **day nursery** which may be accommodated in the required residential visitor **parking spaces**;
  - (v) required **parking spaces** shall provide minimum of 39 electric **vehicle parking spaces**;
  - (vi) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for **short-term rental**, including hourly rental; and
  - (vii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (M) Despite Regulation 200.5.1.10 (2)(A)(ii), the required minimum width of a **parking space** for a maximum of 2 **parking spaces** is 2.0 metres;
- (N) Despite Regulation 15.10.40.80(2), the minimum above-ground separation distance between the **main wall** of the **buildings** on the subject site shall apply as shown on Diagram 3 attached to By-law 1089-2022;
- (O) Despite Regulation 150.45.40.1(1), a minimum 790 square metre **day nursery** shall be provided an **apartment building** as follows:
  - (i) a minimum of 45 square metres must be provided on the first **storey**;
  - (ii) a minimum of 745 square metres must be provided on the second **storey**.
- (P) Despite Regulation 150.45.50.1(1), a children's play area for a **day nursery** is permitted to have a 0 metre setback from a **lot line** abutting a **street**;
- (Q) Despite Regulation 15.5.40.50(2), 15.5.40.60(2) and (D) above, a second **storey** platform associated with a children's play area for a **day nursery** may encroach into a required minimum **building setback** a maximum of 5.0 metres from the east **main wall** of the **building**;
- (R) Despite Regulation 230.5.10.1(5), the minimum number of **bicycle parking spaces** must be provided in accordance with the following:

- (i) a minimum of 0.42 "long term" **bicycle parking spaces** per **dwelling unit**;
- (ii) a minimum of 0.04 "short term" **bicycle parking spaces** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law 21781, except for Section 2(C), for the "existing apartment building". [ By-law: 1089-2022 ]

(171) Exception RA 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(27) of the City of North York zoning by-law 7625.

(172) Exception RA 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 21769.

(173) Exception RA 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28475.

(174) Exception RA 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 707-1998.

(175) Exception RA 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(75) of the City of North York zoning by-law 7625.

(176) Exception RA 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 903-1998.

(177) Exception RA 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 63-91 Montclair Avenue, if the requirements of Section 7 and Schedule A of By-law 1181-2022(OLT) are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;
- (B) For the purposes of Regulation 5.10.30.20(2), the **lot line** abutting Montclair Avenue is the **front lot line**;
- (C) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (ii) a minimum of 20 percent of the total number of **dwelling units** must contain at least two bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (D) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 152.30 metres in the year 2022;
- (E) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 33,039 square metres;
- (F) Despite Regulation 5.10.1.30(3), a maximum of two **dwelling units** may be located entirely below **established grade**;
- (G) Despite Regulation 15.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 152.30 metres and the elevation of the highest point of the **building or structure**;
- (H) Despite Regulation 15.10.40.10(1), the height of any **building or structure** must not exceed the maximum height in metres specified by the numbers following the symbol "HT" on Diagram 3 of By-law 1181-2022(OLT);
- (I) Despite (H) above and Regulations 15.5.40.10(2), (3), (4), (5) and (6), the following elements of a **building or structure** may project above the maximum **building** heights shown on Diagram 3 of By-law 1181-2022(OLT) as follows:
  - (i) architectural cages, parapets, and elements and **structures** associated with **green roof**, lightning rods, and window washing equipment, chimneys, vents, and roof access, by a maximum of 3.0 metres;
  - (ii) elevator overrun and elevator shafts, by a maximum of 7.0 metres;
  - (iii) lightning rods, and window washing equipment, by a maximum of 3.0 metres;
  - (iv) trellis, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
  - (v) planters, landscape features, guardrails, and divider screens, by a maximum of 2.5 metres;
  - (vi) mechanical penthouses, equipment used for the functional operation of the **building**, such electrical, utility, mechanical and ventilation equipment, enclosed stairwells, building maintenance units, and water supply facilities, and **structures** that enclose, cover or screen these elements, by a maximum of 5.2 metres; and
  - (vii) elements listed in (I)(iii) may exceed the maximum height projection of mechanical penthouses stated in (I)(vi), by a maximum of 3.0 metres;
- (J) In addition to the requirements of (I) above, structures or parts of a **building** listed in (I)(vi) may cover no more than 455 square metres of the roof area, measured horizontally, inclusive of the areas used as an elevator overrun;
- (K) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks**, and the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 1181-2022(OLT);
- (L) Despite Clause 15.5.40.60 and Regulation 15.5.40.50(2) and (K) above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1181-2022(OLT):
  - (i) balconies by a maximum of 2.0 metres;
  - (ii) pillars by a maximum of 2.3 metres;
  - (iii) architectural, art and landscape features, window sills, cornices, light fixtures, pilasters and eaves by a maximum of 0.6 metres;
  - (iv) railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, underground ramps and associated **structures** by a maximum of 3.0 metres;

- (v) grade-related patios providing access to a **dwelling unit**; and
  - (vi) an inclined ramped walkway connecting the western ends of the **front lot line** and the **rear lot line**;
- (M) Notwithstanding (L)(i) above, no balcony encroachments into the required **building setbacks** or projections beyond the **main walls** as shown by heavy black lines on Diagram 3 of By-law 1181-2022(OLT), are permitted on:
- (i) the west **main wall** of the "east tower";
  - (ii) the east **main wall** of the "west tower";
  - (iii) the west **main wall** of the "west tower" below a height of 25.0 metres;
  - (iv) the west **main wall** of the "west tower" above a height of 25.0 metres, save and except for the middle of the west **main wall**, which may contain a co-joined balcony projection that is no wider than 5.0 metres and no deeper than 2.0 metres;
  - (v) the west and east **main walls** of the **building** below 21.3 metres; and
  - (vi) the south **main wall** of the "east tower", save and except for the southerly corners of the "east tower";
- (N) For the purposes of this exception:
- (i) "west tower" means the portion of the **building** above 21.3 metres, on the west portion of the lands, as indicated on Diagram 3 of By-law 1181-2022(OLT);
  - (ii) "east tower" means the portion of the **building** above 21.3 metres, on the east portion of the lands, as indicated on Diagram 3 of By-law 1181-2022(OLT);
- (O) The required minimum setbacks of the mechanical penthouses, are as follows:
- (i) 2.1 metres from the north **main wall** of the "west tower"; and
  - (ii) 3.5 metres from the most southerly portion of the north **main wall** of the "east tower";
- (P) Despite Clause 15.10.40.80, the required minimum distance between **main walls** of the **building** is 10.5 metres;
- (Q) Regulations 15.5.50.10(1)(A) and (B), with respect to **landscaping** requirements for an **apartment building**, do not apply;
- (R) Regulation 15.5.50.10(2), as it relates to **soft landscaping** requirements for an **apartment building** abutting another **lot** in the Residential Zone category, does not apply;
- (S) Despite Regulation 15.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.8 square metres for each **dwelling unit**, of which:
- (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**; and
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**;
- (T) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 0.29 **parking spaces** per **dwelling unit** for the use of residential occupants;
  - (ii) a minimum of 12 **parking spaces** for the use of residential visitors; and
  - (iii) a minimum of 2 "car-share parking spaces";
- (U) For each "car-share parking space" provided on the **lot**, up to a maximum of 8 "car-share parking spaces", the minimum number of required **parking spaces** for residential uses in (T)(i) may be reduced by four **parking spaces**;
- (V) For the purposes of this exception:
- (i) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** that are owned and operated by a profit or non-profit organization, and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental; and
  - (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes;
- (W) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 5 percent of the required parking spaces may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the parking space;

- (X) Despite Regulation 200.5.1.10(2)(D), Electric Vehicle Infrastructure, including electrical vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (Y) Despite Regulations 200.15.1(1) to (4) and By-law 579-2017, accessible **parking spaces** must be provided and maintained in accordance with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) length of 5.4 metres;
    - (b) width of 3.4 metres;
    - (c) vertical clearance of 2.1 metres; and
    - (d) the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
  - (ii) accessible **parking spaces** must be located within 25 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (Z) Despite Regulations 230.5.1.10(10) and 230.5.1.10(4):
- (i) both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement, with a minimum width of 0.35 metres;
  - (ii) the minimum width of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is 0.5 metres; and
  - (iii) "short-term" **bicycle parking spaces** may be located indoors or outdoors in an enclosed or secured room or enclosure;
- (AA) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1181-2022(OLT) ]

(178) Exception RA 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 4-2006.

(179) Exception RA 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2431 and 2433 Finch Ave. W., Section 64.20-A(28) of the City of North York zoning by-law 7625.

(180) Exception RA 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 422-2003.

(181) Exception RA 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23457.

(182) Exception RA 182

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 22039 and 29893.

(183) Exception RA 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22102.

(184) Exception RA 184

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 21017.

(185) Exception RA 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 535 and 555 Sheppard Ave. W., Section 64.20-A(13) of the City of North York zoning by-law 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(186) Exception RA 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 240 Markland Drive, if the requirements of By-law 1153-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;

(B) For the purpose of this exception, the **lot** shall refer to those lands delineated by a heavy black line on Diagram 1 of By-law 1153-2022(OLT);

(C) The **buildings** and **structures** permitted on the **lot** include the "Existing Apartment Building" and "Building A" as shown on Diagram 4 of By-law 1153-2022(OLT) as follows, and:

(i) For the purpose of this exception, "Existing Apartment Building" means the existing apartment **building** on the lands municipally known as 240 Markland Drive and any **ancillary structures**, including an underground **parking garage** and enclosed garage entry ramp located on the lands in the year 2021;

(ii) For the purpose of this exception, "Building A" is the new **apartment building**;

(D) Despite Regulation 15.10.30.40(1)(A), the permitted maximum **lot coverage** is 40 percent of the **lot area**; [ By-law: 66-2023 ]

(E) Despite Regulation 15.10.40.40(1)(B), the permitted maximum **gross floor area** of "Building A" as shown on Diagram 4 of By-law 1153-2022(OLT) is 17,800 square metres and the permitted maximum **gross floor area** of the "Existing Apartment Building" is 12,800 square metres;



- (F) Despite Regulation 15.10.40.1(2), a maximum of 234 **dwelling units** are permitted in "Building A" and a maximum of 113 **dwelling units** are permitted in the "Existing Apartment Building".
- (G) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 127.75 metres to the highest point of the **building** or **structure**;
- (H) Despite Regulation 15.10.40.10(1)(A), the permitted maximum height for "building A" is shown in metres after the letters "HT" on Diagram 4 of By-law 1153-2022(OLT) and the permitted maximum height of the "Existing Apartment Building" is that which is existed on May 4, 2022;
- (I) Despite Regulations 15.5.40.10(2) to (6) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 1153-2022(OLT) or the existing height of the "Existing Apartment Building":
- (i) Equipment for the functional operation of the **building** including but not limited to electrical, utility, heating, cooling or ventilation equipment mechanical equipment, stair enclosures, ladders, mechanical penthouses, elevator overruns, vents, stacks, thermal insulation, roof finishing materials and roof ballast, water supply facilities, flues, roof access, chimneys, maintenance equipment storage, solar panels or a fence, wall or **structure** enclosing such elements by a maximum of 6.0 metres.
  - (ii) Fences, wind or privacy screens, landscape elements (including **green roofs**), retaining walls, terraces, cornices, canopies, balconies, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, ramp enclosures, guardrails, balustrades, safety railings, stairs, outdoor furniture, bollards and wheel chair ramps by a maximum of 2.0 metres;
  - (iii) Skylights by a maximum of 1.0 metre;
  - (iv) Window washing equipment on the roof in a stored position by maximum of 4.0 metres;
  - (v) Parapets and roofguards above the roofline of the mechanical penthouse permitted by (i) above by an additional maximum of 0.8 metres; and
  - (vi) Mechanical vents and flues extending above the roofline of the mechanical penthouse permitted by (i) above by an additional maximum of 1.5 metres;
- (J) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 4 of By-law 1153-2022(OLT);
- (K) Despite Clause 15.5.40.60 and (J) above the following elements of a **building** are permitted to encroach into the required minimum **building setbacks** and **main wall** separation distances shown on Diagram 4 of By-law 1153-2022(OLT), as follows:
- (i) Balconies by a maximum of 2.5 metres;
  - (ii) Exterior stairways, roof overhangs and cornices, canopies, chimneys, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, cladding, parapets, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, stairs, bollards, vents, pipes, utility equipment, fences, wind or privacy screens, landscape elements (including **green roofs**), terraces, decorative architectural features, bay windows, ramps, **parking garage** ramps and associated **structures**, retaining walls, columns, cornices, heating and cooling and ventilating equipment, pilasters and sills, and porches and decks, either excavated or unexcavated;
  - (iii) Despite (i) above no balconies shall be permitted in the location shown hatched as 'area of balcony restriction' on Diagram 4 of By-law 1153-2022(OLT) where a balcony would extend from a terrace with a top of slab height of between 145 and 146.5 metres or from a terrace with a top of slab height between 151 and 152.5 metres.
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 **parking spaces** must be collectively provided and maintained for "Building A" and the "Existing Apartment Building" on the **lot** in accordance with the following:
- (i) a minimum of 0.8 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.9 **parking spaces** for each 1-bedroom **dwelling unit**;
  - (iii) a minimum of 1.0 **parking spaces** for each 2-bedroom **dwelling unit**;
  - (iv) a minimum of 1.2 **parking spaces** for **dwelling units** with 3-bedrooms or greater; and
  - (v) a minimum of 0.2 **parking spaces** for each **dwelling unit** for the use of residential visitors;
- (M) Despite Regulation 220.5.10.1(2), a minimum of one Type 'G' **loading space** is required for "Building A" and the **loading space** in the "Existing Apartment Building" must be maintained;
- (N) Despite Regulation 220.5.20.1(1)(A) a **driveway** to a **loading space** must have a minimum width along its entire length of 5.0 metres;
- (O) Despite Regulation 230.5.10.1(1) and (5) **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:

- (i) A minimum of 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit** within "Building A" ;
  - (ii) A minimum of 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit** within "Building A";
  - (iii) A minimum of 77 "long-term" **bicycle parking spaces** for the "Existing Apartment Building";
  - (iv) A minimum of 8 "short-term" **bicycle parking spaces** for the "Existing Apartment Building";
- (P) Despite Regulation 15.10.40.50(1)(A) and (B), **amenity space** must be provided and maintained in accordance with the following:
- (i) A minimum of 2.0 square metres per **dwelling unit** in "Building A" must be provided as indoor **amenity space**;
  - (ii) A minimum of 2.0 square metres per **dwelling unit** in "Building A" must be provided as outdoor **amenity space** of which a minimum of 40 square metres must be provided in a location directly adjoining or directly accessible to an area containing indoor **amenity space**; and
  - (iii) The **amenity space** provided with Regulations (i) and (ii) above must be available and accessible to the residents of the "Existing Apartment Building"; and
  - (iv) No indoor or outdoor **amenity space** is required in the "Existing Apartment Building".

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1153-2022(OLT) ]

(187) Exception RA 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 386-394 Symington Avenue, 485 Perth Avenue, and 17 Kingsley Avenue, as shown on Diagram 1 of By-law 1156-2022(OLT), if the requirements of By-law are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below:
- (B) In addition to the **residential building** types listed in Regulation 15.10.20.40(1), a **detached house** is also permitted.
- (C) Despite Regulation 15.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 120.9 metres and the elevation of the highest point of the **building or structure**.
- (D) Despite Regulations 15.10.40.10(1) and (2), the permitted maximum height of any **building or structure** is the number following the "HT" symbol in metres and the permitted maximum number of storeys is the numerical value following the "ST" symbol as shown on Diagram 3 of By-law 1156-2022(OLT).
- (E) Despite (D) above and Regulations 15.5.40.10(2) to (6), the following equipment and **structures** may project beyond the permitted maximum height of a **building** as shown on Diagram 3 of By-law 1156-2022(OLT), in accordance with the following:
  - (i) parapets, planters, and guardrails by a maximum of 2.2 metres;
  - (ii) parapets for a **green roof** or any associated elements by a maximum of 2.0 metres;
  - (iii) **structures** located on any area of the **building** as shown on Diagram 3 of By-law 1156-2022(OLT) used for elevators overruns and related structural elements as well as **structures** on any roof used exclusively for the enclosure or storage of mechanical, electrical, or other equipment used for the functional operation of the **building**, inclusive of a mechanical penthouse, by a maximum of 6.6 metres and may cover no more than 60 percent of the area of the roof of the **building**, measured horizontally;
  - (iv) exhaust flues, window washing equipment, and lightning rods by a maximum of 3.0 metres;
  - (v) pool decks and fences by a maximum of 2.5 metres; and
  - (vi) stair structures or ladders and their associated walls for access to the roof of the building by a maximum of 3.7 metres.
- (F) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** on the **lot** is as follows:
  - (i) The **gross floor area** of "Building A" as shown on Diagram 3 of By-law 1156-2022(OLT) must not exceed 31,300 square metres; and
  - (ii) The **gross floor area** of "Building B" as shown on Diagram 3 of By-law 1156-2022(OLT) must not exceed 200 square metres.
- (G) The provision of **dwelling units** on the **lot** is subject to the following percentages, rounded up to the nearest whole number:

- (i) a minimum of 20 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom or greater **dwelling units**.
- (H) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and the required separation of **main walls** of a **building** are as shown in metres on Diagram 3 of By-law 1156-2022(OLT).
- (I) Despite (H) above and Clause 15.5.40.60, the following elements of a **building** or **structure** are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1156-2022(OLT):
  - (i) a balcony and its guard by a maximum of 2.2 metres;
  - (ii) a canopy and its support by a maximum of 2.3 metres;
  - (iii) cornices, lighting fixtures, architectural elements by a maximum of 2.0 metres; and
  - (iv) crash wall and structures associated with rail safety mitigation.
- (J) Regulations 15.5.50.10(1) and (2) with respect to **landscaping** requirements for an **apartment building** do not apply.
- (K) Despite Regulations 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.25 **parking spaces** for each **dwelling unit** for residents;
  - (ii) a minimum of 0.1 **parking spaces** for each **dwelling unit** for residential visitors; and
  - (iii) a minimum of three "car-share parking spaces".
- (L) For each "car-share parking space" provided on the **lot**, the minimum number of required **parking spaces** for residents required in (K)(i) above, may be reduced by four **parking spaces** up to a maximum of 12 **parking spaces**. For the purposes of this exception:
  - (i) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental; and
  - (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (M) Despite Regulations 200.5.1.10(2)(A) and (2)(D), a maximum of five percent of the total number of **parking spaces** provided on the **lot** may have a minimum width of 2.6 metres, despite being obstructed on one or both sides.
- (N) Despite Regulation 200.5.1.10(2)(D), Electric Vehicle Infrastructure including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**.
- (O) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located with 25 metres of a barrier free entrance to a **building** or passenger elevator that provides access to the first **storey** of the **building**.
- (P) Despite Clause 220.5.10.1, one Type "G" **loading space** is required on the **lot**.
- (Q) Despite Regulation 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure**, or mechanical device is:
  - (i) minimum length or vertical clearance of 1.2 metres;
  - (ii) minimum width of 0.6 metres; and
  - (iii) minimum horizontal clearance of 0.3 metres from a wall.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1156-2022(OLT) ]

(188) Exception RA 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 21681; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(189) Exception RA 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 30864, 31218 and 31936; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(190) Exception RA 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 15 Bideford Avenue, Section 64.20-A(14) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(191) Exception RA 191

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 22171; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(193) Exception RA 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30470.

(194) Exception RA 194

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1038-2002; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(195) Exception RA 195

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1000 Sheppard Ave. W., Section 64.20(9) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(196) Exception RA 196

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 522-2006; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(197) Exception RA 197

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 845-2001; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(198) Exception RA 198

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 1239-2007; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(199) Exception RA 199

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 643-2002; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(200) Exception RA 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 798-802 Sheppard Ave. W., Section 64.20-A(62) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(201) Exception RA 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 778-782 Sheppard Ave. W., Section 64.20-A(42) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(203) Exception RA 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1206 Wilson Avenue, Section 64.20-A(1) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(204) Exception RA 204

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 31424.

(205) Exception RA 205

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28535; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(206) Exception RA 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 65-83 Raglan Avenue, as shown on Diagram 1 of By-law 1172-2022(OLT), if the requirements of Section 8 and Schedule A of By-law 1172-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (Q) below;
- (B) For the purpose of this Exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 1172-2022(OLT);
- (C) Despite Regulation 15.5.40.10 (1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 160.51 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 15.10.40.10(1), no portion of any **building** or **structure** on the **lot** shall have a height in metres greater than the height limits specified by the numbers following the letters "HT" on Diagram 3 as shown on By-law 1172-2022(OLT);
- (E) Despite Regulations 15.5.40.10(2) to (6) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1172-2022(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, elevator shafts and overruns, enclosed stairwells, roof access, maintenance equipment storage, chimneys, and vents, by a maximum of 7.0 metres;
  - (ii) architectural features, parapets, **building** maintenance units and window washing equipment, planters, public art features, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
- (F) Despite Regulation 15.10.40.40(1)(A) and (B), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 23,550 square metres;
- (G) Despite Regulation 15.10.40.50(1)(A) and (B), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
  - (i) at least 1.9 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 1.9 square metres of outdoor **amenity space** for each **dwelling unit**;

- (H) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and required **main wall** separation distances are as shown in metres on Diagram 3 of By-law 1172-2022(OLT);
- (I) Despite Clause 15.5.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, provided that balconies which are located at a height equal to or greater than 26.9 metres must be located at least 10 metres from the centerline of the public **lane** to the east of the **lot** as shown on Diagram 3 of By-law 1172-2022(OLT);
  - (ii) balconies are not permitted to encroach into the east **building setback** if located at a height less than 26.9 metres;
  - (iii) balconies, not included in (I)(i) or (ii), to a maximum of 1.5 metres;
  - (iv) cornices, light fixtures, ornamental elements, parapets, public art and landscape features, patios, decks, pillars, trellises, terraces, eaves, window sills, bay windows, planters, ventilation shafts, guardrails, balustrades, railings, stairs and stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, to a maximum of 2.5 metres;
- (J) Despite regulation 15.5.50.10(1) a minimum of 130 square metres of **landscaping** must be provided on the **lot**, of which a minimum of 50 square metres of the required **landscaping** must be comprised of **soft landscaping**;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.43 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a minimum of 0.06 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) For each "car-share parking space" provided on the lands, a reduction of four (4) residential occupant **parking spaces** is permitted, and that the maximum reduction permitted by this means be capped by the following formula:  
  
$$4 \times (\text{total no. of dwelling units}/60), \text{ rounded down to the nearest whole number;}$$
    - (a) For the purposes of this exception: "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** that are owned and operated by a profit or non-profit organization, and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental; and
    - (b) "car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes;
- (L) Despite Regulation 200.5.1.10.(2) a maximum of 18 **parking spaces** can be obstructed on one or both sides without the requirement to increase the minimum width on each obstructed side by 0.3 metres;
- (M) Despite Regulation 200.15.10(1) a minimum of 6 of the required **parking space** in (K) above must be accessible **parking spaces**;
- (N) Despite Regulation 200.15.1(1) to (4), accessible **parking spaces** must be provided and maintained in accordance with the following:
- (i) An accessible **parking space** must have the following minimum dimensions:
    - (a) Length of 5.6 metres;
    - (b) Width of 3.4 metres; and
    - (c) Vertical clearance of 2.1 metres;
  - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 3;
  - (iii) Accessible **parking spaces** must be located within 16 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (O) Despite Regulation 230.5.1.10.(9) required "long-term" **bicycle parking spaces** may be provided in **stacked bicycle parking spaces** and may be located in a storage room and/or a below ground parking garage;
- (P) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 10 percent of the total number of **dwelling units** must contain three bedrooms;
  - (ii) a minimum of 20 percent of the total number of **dwelling units** must contain two bedrooms;
  - (iii) of the required three bedroom **dwelling units** in (i) above, 100 percent may be provided as two bedroom **dwelling units** as follows:

- (a) 50 percent shall have a minimum **interior floor area** of 81.7 square metres;
- (b) 50 percent shall have a minimum **interior floor area** of 91.5 square metres;
- (iv) any **dwelling units** with three or more bedrooms or two bedrooms provided to satisfy (i) above are not included in the provision required by (ii) above;
- (Q) Despite regulation 800.50(820), and for the purposes of this By-law, any portion of a **building** that is located within 6.5 metres in height from established grade shall be considered as 1- **storey**;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1172-2022(OLT) ]

**(207) Exception RA 207**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 3-2005 (OMB); and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

**(208) Exception RA 208**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25538.

**(209) Exception RA 209**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 10-32 Raglan Avenue, if the requirements of the By-law 1174-2022(OLT) are complied with, a **building** or **structure**, may be constructed, used or enlarged in compliance with regulations (B) to (AA) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 159.57 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 15.5.40.10(2) to (6) and 15.10.40.10(1)(A), no portion of any **building** or **structure** on the **lot** shall have a height in metres greater than the height limits specified in metres by the numbers following the symbol HT on Diagram 3 of By-law 1174-2022(OLT), except for the following elements which may exceed the permitted maximum height:
  - (i) mechanical penthouse, mechanical **structures** or elements, cooling tower, generator and mechanical equipment, flues, stair overruns, elevator overruns, by a maximum of 6.0 metres;
  - (ii) a parapet, roof drainage, thermal insulation or roof ballast, and roof construction assembly elements, located at each of the roof levels of the **building**, by a maximum of 1.8 metres;
  - (iii) safety railings, wind screens, trellises and fences, by a maximum of 4.0 metres;
  - (iv) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, wind mitigation elements, landscape features, architectural elements, public art features, telecommunications equipment and antennae, window washing equipment, stair towers, stair enclosures and pop-ups, partitions dividing outdoor recreation areas, planters, landscape features, walls or **structures** enclosing such elements, lightning rods and exhaust flues, swimming pools (elevated or otherwise), **structures** housing pool or spa maintenance or operational equipment, by a maximum of 5.0 metres;
- (D) Regulation 15.10.40.10(2)(A), regarding permitted maximum **storeys**, does not apply;
- (E) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 29,665 square metres of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 29,400 square metres;



- (ii) the permitted maximum **gross floor area** for non-residential uses is 265 square metres, of which a minimum of 245 square metres of **interior floor area**, located on the ground floor, must be a **community centre** or **club**;
  - (iii) the required minimum **interior floor area** for a **retail store** or **take-out eating establishment** is 8.0 square metres, which must be located on the ground floor of the **building**;
- (F) In addition to the elements which reduce **gross floor area** in an **apartment building** listed in Regulation 15.5.40.40(1), **gross floor area** is also reduced by storage rooms, rooms exclusively containing **bicycle parking spaces**, and surplus **amenity space**;
- (G) A minimum of 10 percent of the **dwelling units** in the **building** must be 3 bedroom or greater **dwelling units**;
- (H) Despite Regulation 15.10.40.50(1)(A) and (B), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** in accordance with the following:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**, and which for the purpose of this exception, may include guest suites;
  - (ii) at least 565 square metres as outdoor **amenity space**;
  - (iii) a maximum of 25 percent of the outdoor component may be a **green roof**;
- (I) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and distances between **main walls** are as shown in metres on Diagram 3 of By-law 1174-2022(OLT);
- (J) Despite Clause 15.5.40.60, and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Cornices, lighting fixtures, window washing equipment, awnings, canopies, finials, parapets, terraces, terrace guards, platforms, ornamental or architectural elements, masonry elements, fins, trellises, eaves, window sills, bay windows, canopies, guardrails, balustrades, railings, wind mitigation screens and features, piers, planters, monuments, arbours, patios, decorative features, stairs, stair enclosures, stair landings, supportive columns, wheel chair ramps, vents, stacks, wind screens and features, acoustic screens and features, underground garage ramps and their associated **structures**, underground garage stair enclosures, retaining walls, fences, screens, weather protection canopies, and landscape and public art features, by a maximum of 3.0 metres;
- (K) Despite Regulation 15.5.50.10(1), **landscaping** must be provided in accordance with the following:
  - (i) A minimum of 15 percent of the area of the **lot** is required to be **landscaping**; and,
  - (ii) A minimum of 10 percent of the **landscaping** area required in (i) above, is required to be comprised of **soft landscaping**;
- (L) Despite 15.10.20.100(2), a **community centre** or a library is not required to be on a **lot** that abuts a major **street** on the Policy Areas Overlay Map;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following rates:
  - (i) A minimum of 0.29 **parking spaces** per **dwelling unit** for residents, up to a maximum of 116 **parking spaces**, of which 6 must be accessible **parking spaces**;
  - (ii) The minimum required **parking spaces** for residents may be reduced by up to 4 **parking spaces** for each "car-share parking space" provided on the **lot**; and
    - (a) for the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
    - (b) "car-share parking space" means a **parking space** that is exclusively reserved and actively used for "car-share";
- (iii) A minimum of 6 visitor **parking spaces**;
  - (iv) No **parking spaces** are required for non-residential uses;
  - (v) In the event that the calculation of the number of required **parking spaces** results in a number with a fraction, the number is rounded down to the nearest whole number;
- (N) Despite Regulation 200.5.1.10(2), a maximum of 10 **parking spaces** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres, with or without obstructions;

- (O) Despite Regulation 200.5.1.10(12)(C), the requirement for a minimum setback for a **vehicle** entrance and exit from the **lot line** abutting the **street** does not apply;
- (P) Despite Regulation 200.15.1(4) and By-law 579-2017, accessible **parking spaces** must be located within 16.0 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the ground floor of the **building**;
- (Q) Despite Regulation 230.5.10.1(1), no **bicycle parking spaces** are required for non-residential uses;
- (R) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.25 metres and the minimum vertical clearance for each **stacked bicycle parking space** is 1.0 metres;
- (S) Despite Regulation 230.5.1.10(10), both a "short-term" and "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (T) Despite regulations 150.5.20.1(1)(A)(B) and (D), a **home occupation** is permitted to:
  - (i) sell, rent or lease physical goods directly from the **dwelling unit**;
  - (ii) be a **personal service shop**;
  - (iii) be an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991, c. 18, as amended;
- (U) Despite Regulation 150.5.20.1(2), a **home occupation** is permitted to have clients or customers attending the premises for:
  - (i) consultations;
  - (ii) receiving services; or
  - (iii) obtaining physical goods;
- (V) Despite regulation 150.5.20.1(3), a **home occupation** is permitted to have outdoor activities, services, a service window, or displays, provided they are limited to 20 percent of the **interior floor area** of the **home occupation** it is **ancillary** to; and
  - (i) **open storage** is not permitted;
- (W) Despite regulation 150.5.20.1(6), a **home occupation** is permitted to have employees working in the **dwelling unit** who are not the business operator, provided the **home occupation** is located on the ground floor of the building;
- (X) For the purpose of this exception, regulations 150.5.20.1(7) and (8) also apply to the RA zone.
- (Y) Despite regulation 150.5.40.40(1), the floor area for a **home occupation** may not exceed the lesser of:
  - (i) 50 percent of the total **interior floor area** of the **dwelling unit** the **home occupation** is located in; or
  - (ii) 100 square metres;
- (Z) For the purpose of this exception, a **home occupation** is not permitted to contain an obnoxious use;
- (AA) Despite regulations 150.5.20.1(1), 15.10.20.100(13), and in addition to the permitted uses listed in Clause 15.10.20.10 and 15.10.20.20, an **art gallery, artist studio, custom workshop, education use, massage therapy, day nursery, eating establishment, retail store, retail service, and take-out eating establishment** are also permitted in a **home occupation** located within a **dwelling unit** located on the ground floor of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1174-2022(OLT) ]

(210) Exception RA 210

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 26337, 24307 and 20923.

(211) Exception RA 211

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 20724.

(212) Exception RA 212

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 2999.

(213) Exception RA 213

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22685.

(214) Exception RA 214

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22075.

(215) Exception RA 215

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23112; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(217) Exception RA 217

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 22527.

(220) Exception RA 220

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(60) of the City of North York zoning by-law 7625.

(221) Exception RA 221

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27624.

**(224) Exception RA 224**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 4155 Yonge Street, if the requirements of By-law 538-2023(OLT) are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Despite Regulations 15.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 143.96 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Clause 15.10.30.40, the permitted maximum **lot coverage** is 68 percent;
- (D) Despite Regulation 15.10.40.10(1)(A), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law 538-2023(OLT);
- (E) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST", as shown on Diagram 5 of By-law 538-2023(OLT):
  - (i) for the purpose of this exception, a mechanical penthouse, stair enclosures, and elevator overruns do not constitute a **storey**;
- (F) Despite Regulations 15.5.40.10(2)(A)(i), (3) and (4), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 538-2023(OLT):
  - (i) awnings and canopies to a maximum of 5.0 metres;
  - (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, chimneys, vents, and water supply facilities, and any **structures** that enclose, screen, or cover these elements, to a maximum of 5.0 metres;
  - (iii) elevator shafts and any **structures** that enclose, screen, or cover the elevator shaft, to a maximum of 8.0 metres;
  - (iv) wheel chair ramps to a maximum of 1.0 metre;
  - (v) parapets and cornices to a maximum of 1.8 metres;
  - (vi) guardrails, railings, and planters to a maximum of 2.0 metres;
  - (vii) retaining walls and bollards to a maximum of 1.5 metres;
  - (viii) landscape and public art features, fences, lighting fixtures, screens, and wind protection screens to a maximum of 3.0 metres;
  - (ix) trellises to a maximum of 4.5 metres;
  - (x) elevator overruns and eaves to a maximum of 8.0 metres;
  - (xi) architectural features and ornamental elements to a maximum of 5.7 metres; and
  - (xii) a mechanical penthouse may cover more than 30 percent of the area of the roof, and must be located in the area labelled "Mechanical Penthouse" shown on Diagram 5 of By-law 538-2023(OLT).
- (G) Despite Regulation 15.10.40.40(1) and 5.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 7,200 square metres;
- (H) The permitted maximum number of **dwelling units** is 30;
- (I) Despite Regulation 15.10.40.50(1)(B), at least 26.0 square metres of the required outdoor **amenity space** provided must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (J) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 538-2023(OLT). No minimum setbacks are required for below-grade portions of the **building**;
- (K) Despite Clause 15.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) window washing equipment;

- (ii) bollards, chimneys, stacks, exhaust, cornices, fences, guardrails, lighting fixtures, pipes, planters, railings, screens, stacks, vents, wheel chair ramps, wind protection, window sills by a maximum of 0.5 metres;
  - (iii) eaves, by a maximum of 1.0 metres;
  - (iv) balconies by a maximum of 2 metres;
  - (v) awnings, canopies, stairs, stair enclosures and stair landings to a maximum by a maximum of 3 metres;
  - (vi) platforms, terraces, terrace guards and parapets to the extent of the floor below; and
  - (vii) architectural elements/features, decorative features and ornamental elements to a maximum of 3.1 metres.
- (L) Despite Regulation 15.5.50.10(1)(A) and (B), a minimum of 405 square metres of **landscaping**, of which a minimum of 90 square metres of the required **landscaping** must be comprised of **soft landscaping**, must be provided and maintained on the **lot**;
- (M) Despite (K) above, the required minimum distance between the **building**, including all below and above ground **structures**, to any **transportation use buildings** or **structures** is 3.0 metres;
- (N) Despite (K) above, the required minimum distance between the **building**, including all below and above ground **structures**, to any **lot line** in the Open Space Natural (ON) Zone is 3.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 538-2023(OLT) ]

**(225) Exception RA 225**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 500 Macpherson Avenue, as shown on Diagram 1 of By-law 783-2023, if the requirements of By-law 783-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (R) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 124.9 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 15.10.40.10(1)(A), the permitted maximum height of a **building** or **structure** on the lands is the number in metres following the "HT" as shown on Diagram 5 of this By-law 783-2023;
- (D) Despite Regulations 15.5.40.10 (2) to (6), and (C) above, the following elements may project above the permitted maximum height as shown on Diagram 5 of this By-law 783-2023 as follows:
  - (i) window washing equipment, chimneys, vents, and lightning rods, by a maximum of 5.0 metres;
  - (ii) wind screens, elevator overruns and stair overruns, by a maximum of 2.0 metres;
  - (iii) pergolas, trellises, pool equipment, fences, dividers, screens, and light fixtures, by a maximum of 3.0 metres; and
  - (iv) parapets, guard rails, railings, balustrades, eaves, roof drainage, roof assemblies, and elements of a **green roof**, by a maximum of 1.5 metres.
- (E) Despite (C) above, no portion of a **building** shall be located within "Area A" as shown on Diagram 5 of By-law 783-2023, between finished grade and 5.0 metres above finished grade;
- (F) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 12,000.0 square metres;
- (G) For the purpose of (E) above, parking, electrical, utility, mechanical and ventilation rooms on the **first floor** are excluded from the calculation of **gross floor area**;
- (H) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 15 percent of the **dwelling units** in the **building** must have two bedrooms; and
  - (ii) In addition to the **dwelling units** that have two bedrooms, a minimum of 10 percent of the **dwelling units** in the **building** must have three or more bedrooms.
- (I) Despite Regulation 15.10.40.50(1), an **apartment building** with 20 or more **dwelling units** must provide **amenity space** according to the following:
  - (i) at least 2.0 square metres for each **dwelling unit** of indoor **amenity space** located at or above **established grade**; and

- (ii) at least 120.0 square metres of **outdoor amenity** space in a location adjoining or directly accessible to the indoor **amenity space**.
- (J) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and separation distance between **main walls** are as shown in metres on Diagram 5 of By-law 783-2023;
- (K) Despite Clause 15.5.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Cornices, light fixtures, stairs, ornamental elements, art and landscape features, pillars, windowsills, eaves, planters, ventilation shafts, guardrails, balustrades, railings, doors, fences, screens, site servicing features, awnings and canopies, by a maximum of 0.6 metres;
  - (ii) Stairs and stair enclosures, by a maximum of 2.0 metres; and
  - (iii) Terraces, to the extent of the **main wall** of the **storey** below.
- (L) Despite Regulations 15.5.50.10(1):
  - (i) a minimum of 5 percent of the area of the **lot** must be for **landscaping**; and
  - (ii) a minimum of 40 percent of the **landscaping**, required by (L)(i) above, must be **soft landscaping**.
- (M) Despite Regulation 15.5.50.10(2), a minimum 1.5 metre wide strip of land for **soft landscaping** along any part of a **lot line** abutting a **lot** in the Residential Zone category is not required;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of 0.0 **parking spaces** for each **dwelling unit** for residential occupants;
  - (ii) a maximum of 0.5 **parking spaces** for each one bedroom **dwelling unit**, 0.8 **parking spaces** for each two bedroom **dwelling unit**, and 1.0 **parking space** for each three or more bedroom **dwelling unit** for residential occupants;
  - (iii) a minimum of 2.0 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** for residential visitors;
  - (iv) a maximum of 1.0 **parking space** per **dwelling unit** for the first five **dwelling units**, and a maximum rate of 0.1 **parking space** per **dwelling unit** for the sixth and subsequent **dwelling units** for residential visitors; and
  - (v) a minimum of 1.0 "car-share parking space";
    - (a) for the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
    - (b) for the purpose of this exception, "car-share parking space" means a parking space that is reserved and actively used for car-sharing.
- (O) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the total **parking spaces** may be obstructed on one or both sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (P) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.45 metres;
- (Q) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**; and
- (R) Despite Regulation 230.5.10.1(5)(A), a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.1 "short-term" **bicycle parking space** per **dwelling unit** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 783-2023 Enacted ]

(226) Exception RA 226

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) On 555 Davenport Road, as shown on Diagram 1 of By-law 739-2023, if the requirements of By-law 739-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with regulations (B) to (R) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum elevation of 129.0 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 15.10.40.10(1)(A), the permitted maximum height of a **building or structure** on the lands is the number in metres following the "HT" as shown on Diagram 5 of this By-law 739-2023;
- (D) Despite Regulations 15.5.40.10 (2) to (6), and (C) above, the following elements may project above the permitted maximum height as shown on Diagram 5 of this By-law 739-2023 as follows:
- (i) window washing equipment, chimneys, vents, and lightning rods, by a maximum of 5.0 metres;
  - (ii) wind screens, elevator overruns and stair overruns, by a maximum of 2.0 metres
  - (iii) pergolas, trellises, pool equipment, fences, dividers, screens, and light fixtures, by a maximum of 3.0 metres; and
  - (iv) parapets, guard rails, railings, balustrades, eaves, roof drainage, roof assemblies, and elements of a **green roof**, by a maximum of 1.5 metres.
- (E) Despite (C) above, no portion of a **building** shall be located within "Area A" as shown on Diagram 5 of By-law 739-2023, between finished grade and 2.9 metres above finished grade;
- (F) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** is 12,000.0 square metres;
- (G) For the purpose of (E) above, parking, electrical, utility, mechanical and ventilation rooms on the **first floor** are excluded from the calculation of **gross floor area**;
- (H) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 15 percent of the **dwelling units** in the **building** must have two bedrooms; and
  - (ii) In addition to the **dwelling units** that have two bedrooms, a minimum of 10 percent of the **dwelling units** in the **building** must have three or more bedrooms.
- (I) Despite Regulation 15.10.40.50(1), an **apartment building** with 20 or more **dwelling units** must provide **amenity space** according to the following:
- (i) at least 2.0 square metres for each **dwelling unit** of indoor **amenity space** located at or above **established grade**; and
  - (ii) at least 30.0 square metres of outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**;
- (J) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and separation distances between **main walls** are as shown in metres on Diagram 5 of By-law 739-2023;
- (K) Despite Clause 15.5.40.60, and (I) above, the following elements may encroach into the required minimum building **setbacks** and **main wall** separation distances as follows:
- (i) Cornices, light fixtures, stairs, ornamental elements, art and landscape features, pillars, windowsills, eaves, planters, ventilation shafts, guardrails, balustrades, railings, doors, fences, screens, site servicing features, awnings and canopies, by a maximum of 0.6 metres;
  - (ii) Stairs and stair enclosures, by a maximum of 2.0 metres; and
  - (iii) Terraces, to the extent of the **main wall** of the **storey** below.
- (L) Despite Regulation 15.5.50.10(1):
- (i) a minimum of 7 percent of the area of the **lot** must be for **landscaping**; and
  - (ii) a minimum of 35 percent of the **landscaping**, required by (K)(i) above, must be **soft landscaping**.
- (M) Despite Regulation 15.5.50.10(2), a minimum 1.5 metre wide strip of land for **soft landscaping** along any part of a **lot line** abutting a **lot** in the Residential Zone category is not required;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 0.0 **parking spaces** for each **dwelling unit** for residential occupants;
  - (ii) a maximum of 0.5 **parking spaces** for each one bedroom **dwelling unit**, 0.8 **parking spaces** for each two bedroom **dwelling unit**, and a maximum of 1.0 **parking space** for each three or more bedroom **dwelling unit** for residential occupants;

- (iii) a minimum of 2.0 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** for residential visitors; and
- (iv) a maximum of 1.0 **parking space** per **dwelling unit** for the first five **dwelling units**, and a maximum rate of 0.1 **parking space** per **dwelling unit** for the sixth and subsequent **dwelling units** for residential visitors.
  - (a) a minimum of 1.0 "car-share parking space"; and
  - (b) for the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (c) for the purpose of this exception, "car-share parking space" means a parking space that is reserved and actively used for car-sharing.
- (O) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the total **parking spaces** may be obstructed on one or both sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (P) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.45 metres;
- (Q) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**; and
- (R) Despite Regulation 230.5.10.1(5)(A), a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, allocated as 0.9 "long-term" **bicycle parking space** per **dwelling unit** and 0.1 "short-term" **bicycle parking space** per **dwelling unit** is required.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 739-2023 ]

(227) Exception RA 227

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 632-652 Northcliffe Boulevard, if the requirements of By-law 821-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with (B) to (R) below;
- (B) Despite Regulation 15.5.40.10(1) the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 167.20 metres and the elevation of the highest point of the **building or structure**;
- (C) In addition to the uses permitted in Regulation 15.10.20.10(1) a "geo-energy facility" is permitted.
- (D) For the purpose of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 821-2023;
- (E) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 821-2023, inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
- (F) Despite Regulations 15.5.40.10(2) to (6) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 821-2023;
  - (i) parapets, roofing assembly and drainage, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (ii) elevator shafts, overruns, service rooms, and access required for the function of elevators, with an area that is a maximum of 150 square metres, by a maximum of 8.2 metres;
  - (iii) garbage chute overruns, chimneys, pipes, vents, and renewable energy facilities and devices, by a maximum of 3.0 metres;
  - (iv) architectural features, **building** maintenance units and window washing equipment, roof access, **landscaping** features, divider screens on a balcony, porch, and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres; and



- (v) guardrails, railings, masonry pilasters, wheelchair ramps, balustrades and bollards by a maximum of 1.8 metres;
- (G) Despite Clauses 15.10.40.70, and 15.10.40.80, the required minimum **building setbacks** and required **main wall** separation distances are shown in metres on Diagram 3 of By-law 821-2023;
- (H) Despite Clause 15.5.40.60 and (G) above, the following elements of a **building** or **structure** may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) canopies and awnings, by a maximum of 3.5 metres;
  - (ii) balconies, by a maximum of 2.0 metres;
  - (iii) porches and stairs, by a maximum of 3.0 metres;
  - (iv) cornices, lighting fixtures, ornamental elements, trellises, eaves, planters, guardrails, balustrades, railings, stair enclosures, wheel chair ramps, underground garage ramps, fences, screens, and landscape features, by a maximum of 2.5 metres; and
  - (v) vents, pipes, eaves, cornices, roof overhangs, roof drainage, parapets, balustrades, windowsills, pilasters, chimney breasts, bay windows, columns and other minor architectural projections by a maximum of 1.5 metres;
- (I) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** for residential uses is 31,400 square metres;
- (J) In addition to the elements listed in Regulation 15.5.40.40(1), the **gross floor area** of a **building** may also be reduced by:
  - (i) "geo-energy facilities", below ground, at, or above-ground; and
  - (ii) storage rooms, electrical, utility, and service corridors, mechanical and ventilation rooms, above a height of 122.85 metres;
- (K) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 20 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above cannot be included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (L) Despite Regulation 15.10.40.50(1) an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
  - (i) At least 2.0 square metres for each **dwelling unit** is indoor **amenity space** located at or above **established grade**; and
  - (ii) At least 2.0 square metres for each **dwelling unit** is outdoor **amenity space** located at or above **established grade**;
- (M) Despite Regulation 15.5.50.10(1), **landscaping** and **soft landscaping** must be provided in accordance with the following:
  - (i) A minimum of 10 percent of the **lot area** is required to be **landscaping**; and
  - (ii) A minimum of 5 percent of the **landscaping** area required in (i) above, must be comprised of **soft landscaping**;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 6 **parking spaces** for residential visitors;
  - (ii) No minimum **parking spaces** for residential occupants; and
  - (iii) A minimum of 9 accessible **parking spaces**;
- (O) Despite Clause 220.5.10.1, one Type "G" **loading space** and one Type "C" **loading space** must be provided and maintained on the **lot**;
- (P) Despite Regulation 230.10.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (Q) Despite Regulation 230.5.1.10(10), both "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**; and

- (R) For the purpose of this exception, a "geo-energy facility" means **premises** containing devices to generate **geo-energy** for the exclusive use of the **building**.

Prevailing By-laws and Prevailing Sections: None Apply  
[ By-law: 821-2023 ]

(228) Exception RA 228

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 16, 20 and 26 Cosburn Avenue, if the requirements of By-law 784-2023 are complied with, a **building, or structure**, may be constructed, used or enlarged in compliance with Regulations (B) to (N) below.
- (B) Despite regulation 15.5.40.10 (1) the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 122.01 metres and the elevation of the highest point of the **building or structure**.
- (C) Despite regulation 15.10.40.10 (1) the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 784-2023.
- (D) Despite Regulations 15.5.40.10 (2) to (6) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** as shown on Diagram 3 of 784-2023, in accordance with the following:
  - (i) elements on the roof of the **building or structure** used for **green roof** technology, elevator overrun, window washing equipment, safety anchors, lightning rods, safety railings, guard rails, railings, terraces, patios, landscape features, parapets, terrace guards/landscape planters, ladders, garbage chute vents, balustrades, ornamental or architectural features, to a maximum of 2.0 metres;
  - (ii) **structures** on any roof used for maintenance or wind mitigation purposes, to a maximum of 3.0 metres;
  - (iii) satellite dishes, antennae, acoustical barriers, signage, cabanas and trellises, to a maximum of 3.5 metres; and
  - (iv) mechanical penthouses or rooftop mechanical equipment and screening, to a maximum of 7.5 metres.
- (E) Despite Regulations 15.5.40.10 (4), and (D) above, **structures** or parts of a **building** that exceed the maximum height for a building as shown on Diagram 3 of 784-2023, must comply with the following:
  - (i) their total area may cover no more than 80 percent of the area of the roof, measured horizontally.
- (F) Despite Regulation 15.10.40.40 (1), the amount of **gross floor area** erected or used on the lands shall not exceed 19,400 square metres.
- (G) The provision of **dwelling units** is subject to the following:
  - (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms; and
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms.
- (H) The maximum permitted gross buildable floor area of any **storey** above a height of 28.5 metres, measured from the Canadian Geodetic Elevation of 122.01 metres, is 798 metres.
- (I) Despite Clauses 15.10.40.70 and 15.10.40.80 the required minimum **building setbacks** and the required **main wall** separation distances are as shown in metres on Diagram 3 of By-law 784-2023.
- (J) Despite Clauses 15.10.40.70 and 15.10.40.80 and (I) above the **main wall** of the 5th, 6th and 7th floors must be setback 1.4 metres from the 8th floor along the Cosburn Avenue **lot** line.
- (K) Despite Clause 15.5.40.60 and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) communication equipment, cornices, lighting fixtures, ducts, eaves, energy devices, fences, guardrails, landscape and public art features, lighting fixtures, ornamental or architectural elements, pipes, planters, satellite dishes, terrace guards, vents, wind protection, window sills, and window washing equipment, to a maximum of 1.5 metres;
  - (ii) wind mitigation features including canopies and awnings, to a maximum of 3.0 metres;
  - (iii) balconies must be setback a minimum of 2.2 metres from the front yard **lot** line;
  - (iv) balconies projecting from the east **main wall** in the "Balcony Restriction Area" as shown on Diagram 3 of By-law 784-2023 to a maximum of 1.5 metres and no balcony projections are permitted closer than 3.0 metres to an outer most exterior corner intersection of the **main walls** of the **building** in the Balcony Restriction Zone; and

- (v) no balcony projections are permitted closer than 2.0 metres to an outermost exterior corner intersection of **main walls** of the **building** as shown on Diagram 3 of By-law 784-2023 above a height of 28.5 metres measured from the Canadian Geodetic Elevation of 122.01 metres.
- (L) Despite Regulation 15.5.50.10(1), a minimum of 15 percent of the area of the **lot** must have **landscaping** of which a minimum of 35 percent of the required **landscaping** must be comprised of **soft landscaping**.
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1 a minimum of 2 **parking spaces** must be car share **parking spaces**.
- (N) Despite Clause 200.15.10.5, Table 200.15.10.5 and Regulation 200.15.10.10(1), a minimum of two (2) **parking spaces** must be accessible **parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 784-2023 ]

(229) Exception RA 229

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 429 Walmer Road, if the requirements of By-law 918-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Despite Regulations 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 159.65 metres and the elevation of the highest point of the **building** or **structure**;
- (C) For the purposes of this exception, the area of a **building** between the Canadian Geodetic Datum of 159.65 metres and 168.65 metres is considered the first **storey**;
- (D) Despite Regulation 15.10.20.100(13), and in addition to the uses permitted in Clause 15.10.20.20, the following uses are also permitted, provided that such uses are located on the first **storey** of an **apartment building**:
  - (i) **Retail Store**, subject to the following:
    - (a) More than one **retail store** is permitted;
    - (b) Pedestrian access may be provided from both within the **apartment building** and the **front lot line** abutting Walmer Road; and
    - (c) the **interior floor area** does not exceed 250 square metres;
  - (ii) **Office**;
  - (iii) **Personal Service Shop**;
  - (iv) **Medical Office**;
  - (v) **Retail Service**;
  - (vi) **Eating Establishment**;
  - (vii) **Art Gallery**; and
  - (viii) **Club**;
- (E) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the "HT" symbol on Diagram 3 as shown on By-law 918-2023;
- (F) Despite Regulations 15.5.40.10(2) to (6) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 918-2023:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents by a maximum of 5.5 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) The maximum permitted **gross floor area** is 18,500 square metres, of which:

- (H) Despite Regulation 15.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres for each **dwelling unit** as outdoor **amenity space**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor **amenity space** may be a **green roof**;
- (I) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 918-2023;
- (J) Despite Regulation 15.10.40.80(2) and 600.10.10, no minimum aboveground distance between main walls of a building shall apply for main walls associated with inset balconies;
- (K) Despite Clause 15.10.40.60 and Regulation (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 3.0 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
  - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres; and
  - (vi) art and landscape features, pillars, trellises, eaves, windowsills, planters, ventilation shafts, guardrails, balustrades, railings doors, fences, screens, site servicing features and underground garage ramps and associated **structures**, by a maximum of 3.0 metres;
- (L) Despite Regulation 15.5.50.10(1) a minimum of 464 square metres of **landscaping** must be provided on the **lot**, of which a minimum of 124 square metres of the required **landscaping** must be comprised of **soft landscaping**;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, and Regulation 200.15.10(1), **parking spaces** must be provided in accordance with the following:
- (i) For residential occupant **parking spaces**:
    - (a) A minimum of 0 residential occupant **parking spaces** for each **dwelling unit**; and
    - (b) A maximum of 130 residential occupant **parking spaces**;
  - (ii) A maximum of 0.1 residential visitor **parking spaces** for each **dwelling units**;
  - (iii) No **parking spaces** are required for non-residential uses;
  - (iv) A minimum of 4 accessible **parking spaces**;
  - (v) A minimum of 1 car-share parking space;
  - (vi) For the purpose of this exception, "Car-share" means the practice where a number of people share the use of one or more cars that are owned by a for-profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (vii) For the purpose of this exception, "Car-share parking space" means a **parking space** that is reserved and actively used for "car-share";
- (N) Despite Regulation 230.5.1.10(10), both "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** and may be located in a storage room and/or a below ground **parking garage** in a building on the **lot**;
- (O) Despite Clause 220.5.10.1, one Type "G" **loading space** must be provided and maintained on the **lot**;
- (P) The provision of **dwelling units** is subject to the following:
- (i) A minimum of 20 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above may not be used to satisfy the requirements of (i) above; and
  - (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.

(230) Exception RA 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 16, 18, 20, 22, 24 and 28 Centre Avenue, if the requirements of By-law 284-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) In addition to the uses permitted in Regulation 15.10.20.20(1), a minimum of 68 square metres (733 square feet) of **gross floor area** shall be dedicated to the following uses:
  - (i) **retail store**;
  - (ii) **eating establishment**; and
  - (iii) **take-out eating establishment**;
- (C) The uses specified in (B) above must comply with the following conditions:
  - (i) It may not be located above the first **storey** of the **apartment building**;
  - (ii) It must have access from outside the **apartment building**; and
  - (iii) It must have a main pedestrian entrance located parallel to a **lot line** abutting a **street**;
- (D) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** is the numerical value in metres following the HT symbol on Diagram 3 of By-law 284-2024;
- (E) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** is the numerical value in **storeys** following the ST symbol on Diagram 3 of By-law 284-2024;
- (F) Despite Regulations 15.5.40.10(2) to (5) and (D) above, the following equipment and **structures** may project above the maximum height shown on Diagram 3 of By-law 284-2024:
  - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, **structures** and elements used for the purposes of maintenance, safety, wind mitigation, **green roof** purposes, open air recreation, or associated with green energy and **renewable energy** facilities, by a maximum of 6.0 metres; and
  - (ii) architectural features, parapets, antennae, lightning rods and window washing equipment, by a maximum of 3.5 metres;
- (G) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 33,300 square metres;
- (H) Despite Regulation 15.10.40.1(2), the maximum permitted number of **dwelling units** on the **lot** is 442, of which:
  - (i) a minimum of 111 units must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 44 units must be three-bedroom **dwelling units**;
- (I) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law 284-2024;
- (J) Despite Regulation 15.10.40.80(1), the separation distances between the **main walls** of the **building** are shown on Diagram 3 of By-law 284-2024;
- (K) Despite Regulations 15.5.40.50(2), 15.5.40.60(1) to (3) and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Privacy screens, canopies and awnings, planters, bollards, exterior stairways, underground garage ramps and associated **structures**, safety railings, wind mitigation elements, trellises, guardrails, retaining walls, wheelchair ramps, air intakes and vents, ventilating equipment, public art, outdoor **amenity space** elements, decorative architectural features, landscape features, **green roof** elements, and art installations, to a maximum of 4.5 metres into the **building setbacks** to the north, south and west **lot lines** and **main wall** separation distance;
    - (a) despite (K)(i) above, no element of a **building** may encroach into the **building setback** to the east **lot line**; and
  - (ii) Balconies above the fourth **storey** to a maximum of 2.0 metres;
- (L) Regulation 15.10.40.80(3) regarding **apartment building** separation from a **lot** in the RD and RS zones does not apply;
- (M) Despite Regulation 15.10.40.50(1), **amenity space** must be provided at the following rate:

- (i) At least 2.4 square metres of indoor **amenity space** per **dwelling unit**; and
- (ii) At least 1.6 square metres of outdoor **amenity space** per **dwelling unit**;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **vehicle parking spaces** must be provided on the **lot** in accordance with the following:
  - (i) a minimum of 0.77 **parking spaces** per **dwelling unit** for residents; and
  - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** for visitors;
- (O) Regulation 200.15.1(4) with respect to the location of accessible **parking spaces** does not apply;
- (P) 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained in accordance with the following minimum rates:
  - (i) 0.90 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.10 "short-term" **bicycle parking spaces** for each **dwelling unit**; and
- (Q) Regulation 230.20.1.20(2) with respect to the location of a "short-term" **bicycle parking spaces** relative to a **building** entrance does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 284-2024 ]

(231) Exception RA 231

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 5, 7, 9, 11, 13 and 15 Raglan Avenue, if the requirements of By-law 531-2024(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (CC) below;
- (B) For the purpose of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 531-2024(OLT);
- (C) Despite Regulation 15.5.40.10(1) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 158.7 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 531-2024(OLT);
- (E) Regulation 15.10.40.10(2)(A) regarding permitted maximum number of **storeys**, does not apply;
- (F) Despite Regulations 15.5.40.10(2) to (6) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 531-2024(OLT);
  - (i) equipment used for the functional operation of the **building** including electrical, utility, window washing equipment, mechanical and ventilation equipment, and access stairs to the roof by a maximum of 6.0 metres;
  - (ii) elevator shafts and overruns, pipes, chimneys, telecommunications equipment and antennae, vents, and **structures** and parapets that enclose, screen or cover equipment by a maximum of 9.0 metres;
  - (iii) parapets, roof drainage, thermal insulation or roof ballast, and roof construction assembly elements, located at each of the roof levels of the **building**, by a maximum of 1.8 metres;
  - (iv) unenclosed **structures** on the roof of any part of the **building** used for outside open air recreation, **green roof** elements, architectural elements, partitions dividing outdoor recreation areas, planters, walls or **structures** partially enclosing such elements, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (G) Despite Clause 15.10.40.40, the permitted maximum **gross floor area** is 15,600 square metres, of which:
  - (ii) the required minimum non-residential **gross floor area** is 16 square metres, which must be located on the ground floor of the **building** facing the **street**;
- (H) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and required **main wall** separation distances are shown in metres on Diagram 4 of By-law 531-2024(OLT);
- (I) Despite Clause 15.5.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) lighting fixtures, window washing equipment, ornamental or architectural elements, guardrails, balustrades, piers, vents, stacks by a maximum of 0.5 metres;

- (ii) awnings, canopies, wheelchair ramps, acoustic screens and features, patios, by a maximum of 3.0 metres;
  - (iii) balconies located on the north and south **main walls** above the fifth **storey** and a height of 19.5 metres, by a maximum of 1.75 metres;
  - (iv) balconies located on the west **main wall**, above the fifth **storey** and a height of 19.5 metres, by a maximum of 1.75 metres; and
- (J) Despite (I)(iii) and (iv) above, no balcony encroachments are permitted in areas identified on Diagram 4 of By-law 531-2024(OLT) as "Balcony Exclusion Zone";
- (K) Despite Regulation 15.10.40.80 (2) and (I) above, no minimum above ground separation distance between **main walls** of a **building** applies for the portion of **main walls** adjacent to inset balconies and **building** entrances;
- (L) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number may be rounded down to the nearest whole number;
- (M) Despite Regulation 15.10.40.50(1) an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
- (i) At least 2.0 square metres for each **dwelling unit** is indoor **amenity space** located at or above **established grade**;
  - (ii) At least 2.0 square metres for each **dwelling unit** is outdoor **amenity space** located at or above **established grade**;
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (N) Despite Regulation 15.5.50.10(1), **landscaping** and **soft landscaping** must be provided in accordance with the following:
- (i) A minimum of 30 percent of the **lot area** is required to be **landscaping**; and
  - (ii) A minimum of 30 percent of the **landscaping** area required in (i) above, must be **soft landscaping**;
- (O) Despite Regulation 200.5.10.1(1), Clause 200.15.10 and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 2 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** for residential visitors;
  - (ii) No minimum **parking spaces** for residential occupants;
  - (iii) A minimum of 4 accessible **parking spaces**;
  - (iv) A minimum of 1 "car share parking space"; and
  - (v) No **parking spaces** are required for non-residential uses;
  - (vi) For the purpose of this exception:
    - (a) "Car-share" means the practice where a number of people share the use of one or more **vehicles** that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of **vehicles** to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable.
    - (b) "Car-share parking space" means a **parking space** that is reserved and actively used for car-sharing.
- (P) Despite Regulation 200.5.1.10(14), 20 percent of all residential **parking spaces** provided for **dwelling units** must be equipped with an **energized outlet** capable of providing **Level 2 charging**, which is clearly marked and identified for electric **vehicle** charging;
- (Q) Despite Clause 220.5.10.1, one Type "G" **loading space** must be provided and maintained on the **lot**;
- (R) Despite Regulation 200.15.1(1), accessible **parking spaces** must be provided and maintained in accordance with the following:
- (i) An accessible **parking space** must have the following minimum dimensions:

- (a) A length of 5.6 metres;
    - (b) A width of 3.4 metres;
    - (c) A vertical clearance of 2.1 metres; and
  - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
  - (iii) Accessible **parking spaces** must be located within 16 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (S) Despite Regulations 230.5.1.10 (10), "short-term" **bicycle parking spaces** may be located in a **building** in an enclosed room, and in a **stacked bicycle parking space**;
- (T) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a mechanical device where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required dimensions are:
- (i) width of 0.25 metres;
  - (ii) minimum vertical clearance of 1.0 metres; and
  - (iii) minimum length of 1.8 metres;
- (U) Despite Regulations 230.5.1.10 (9)(B)(i) and (ii), a required "long-term" **bicycle parking space** for a **dwelling unit** in a **mixed-use building** may be located: on the first, second, third or fourth **storey** of the building;
- (V) Despite Regulation 230.5.1.10 (9)(B)(iii), the requirement for a minimum percentage of a below-ground level being occupied by **bicycle parking spaces** before **bicycle parking spaces** are permitted on the subsequent level below does not apply;
- (W) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), no **bicycle parking spaces** are required for non-residential uses;
- (X) In addition to the uses permitted in Regulation 15.10.20.20(1) and despite Regulations 15.10.20.100(13) D) and E), a **retail store** and a **take-out eating establishment** are permitted in an **apartment building** subject to the following:
- (i) Access to the **retail store** and a **take-out eating establishment** must be from the **front lot line**;
  - (ii) In addition to (i) above, secondary access is permitted from within the **apartment building**;
  - (iii) Outside display of goods is permitted; and
  - (iv) An **outdoor patio** to a maximum of 4.5 metres by 3.5 metres is permitted .
- (Y) Despite Regulations 150.5.20.1(1), (2), (3) and (6), a **home occupation** within a **dwelling unit** located on the ground and second floor of a **building**, facing the **street**:
- (i) may have employees in the **dwelling unit** who are not the business operator;
  - (ii) may sell, rent or lease physical goods directly from the **dwelling unit**;
  - (iii) may have clients or customers attending the **premises**;
  - (iv) may have **ancillary** outdoor activities limited to 35 percent of the **interior floor area** of the ground level of the **dwelling unit** used as a **home occupation**, including:
    - (a) an **outdoor patio**;
    - (b) the display and sale of goods; and
    - (c) a service window from the **dwelling unit** containing the **home occupation**;
  - (v) may not have any type of **open storage**;
  - (vi) may not be an noxious use, which for purpose of this exception, means a use that creates or is liable to create, by reason of destructive gas or fumes, dust, objectionable odour, noise or vibrations or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use or activity in respect of any land, **building** or **structure**;
- (Z) A **home occupation** is considered a part of the associated **dwelling unit**, not a separate use, for the purposes of calculating **loading space** requirements in Regulation 220.5.10.1;
- (AA) Despite Regulation 150.5.40.40 (1), the floor area for a **home occupation** may not exceed 50 percent of the total **interior floor area** of the **dwelling unit**.
- (BB) Despite Regulations 150.5.20.1(1), 15.10.20.100(13), and in addition to the permitted uses listed in Clause 15.10.20.10 and 15.10.20.20, an **art gallery**, **artist studio**, **custom workshop**, **education use**, medical office,



office, **personal service shop, day nursery, retail store, retail service, and take-out eating establishment**, are also permitted within a **home occupation** within a **dwelling unit** located on the ground floor of a **building**;

(CC) In addition to (BB) above, a **day nursery** must comply with the specific use regulations in Section 150.45;

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 531-2024(OLT) ]

(232) Exception RA 232

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the portion of lands municipally known as 3350 Weston Road that are subject to this Exception, if the requirements of By-law 345-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 133.75 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** of all **buildings** and **structures** is 15 **storeys**;
- (D) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 345-2024;
- (E) Despite Regulations 15.5.40.10(2),(3),(4),(5) and (6), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 345-2024:
  - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (ii) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony or terrace, by a maximum of 3.0 metres;
  - (iv) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (F) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 15,300 square metres;
- (G) The provision of **dwelling units** on the lands is subject to the following:
  - (i) The permitted maximum number of **dwelling units** is 190 **dwelling units**;
  - (ii) A minimum of 49 **dwelling units** must have two or more bedrooms;
  - (iii) A minimum of 20 **dwelling units** must have three or more bedrooms; and
  - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (iii) above are not included in the provision required by (ii) above;
- (H) Despite Regulation 15.10.40.50(1), **amenity space** must be provided in accordance with the following:
  - (i) at least 483 square metres of indoor **amenity space**;
  - (ii) at least 427 square metres of outdoor **amenity space** of which at least 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 345-2024;
- (J) Despite Regulation 15.10.40.80(3), the required **building** separation of an **apartment building** from a **lot** in an RD or RS zone is as shown in metres on Diagram 3 of By-law 345-2024;
- (K) Despite Regulation 15.5.40.50(2), Clause 15.5.40.60, and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres
  - (ii) canopies and awnings, by a maximum of 2.0 metres
  - (iii) exterior stairs and access ramps, by a maximum of 2.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.15 metres;

- (v) architectural features, such as a pilaster, decorative column, cornice or chimney breast, by a maximum of 0.5 metres;
- (vi) eaves, by a maximum of 1.0 metres; and
- (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (L) Despite Regulation 15.5.50.10(2), a **landscaping** strip is not required along a **side lot line** abutting a **lot** in the Residential Zone category;
- (M) Despite Regulation 15.5.50.10(1), a minimum of 11 percent of the lands must be **landscaping**, of which a minimum of 50 percent of the required **landscaping** must be **soft landscaping**;
- (N) Regulation 15.10.30.40(1) regarding **lot coverage** does not apply;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) no minimum for residential occupant **parking spaces** are required;
  - (ii) a maximum of 100 residential occupant **parking spaces** are permitted;
  - (iii) a minimum of 12 residential visitor **parking spaces**; and
  - (iv) a maximum of 41 **parking spaces** for the **place of worship** use located on adjacent lands;
- (P) Despite Regulation 200.15.10.10(1), accessible **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 3 of the required residential occupant **parking spaces** must be accessible **parking spaces**; and
  - (ii) a minimum of 2 of the residential visitor **parking spaces** must be accessible **parking spaces**;
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), no additional **parking** space width is required where a 2.6 metre wide **parking space** is obstructed by any part of a fixed object such as a wall, column, bollard, fence or pipe;
- (R) Despite Regulation 230.5.1.10(4)(B)(iii), a **bicycle parking space** placed in a vertical position on a wall, **structure** or mechanical device must provide minimum horizontal clearance from the wall of 1.1 metres;
- (S) Despite Regulations 230.5.1.10(4)(C) and 230.5.1.10(5)(A), the required minimum vertical clearance for **stacked bicycle parking spaces** are as follows:
  - (i) the minimum vertical clearance for each **bicycle parking space** is 1.1 metres; and
  - (ii) the minimum vertical clearance for an area used to provide **stacked bicycle parking spaces** is 2.3 metres;
- (T) Despite Regulations 230.5.10.1(4) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 131 "long-term" **bicycle parking spaces**; and
  - (ii) a minimum of 14 "short-term" **bicycle parking spaces**;
- (U) Despite Regulation 15.5.80.20(1), surface **parking spaces** located on the west side or north side of the **building** may be located without a **setback** from a **lot line** that abuts a **lot** in the Residential Zone Category or the Open Space – Natural (ON) zone;
- (V) Despite Regulation 15.5.80.30(1), surface **parking spaces** may be located without a setback from the **main wall** of the **apartment building**, provided no residential **dwelling units** on that **storey** abut the same **main wall**; and
- (W) Despite Regulation 15.5.100.1(2), a **driveway** providing unobstructed vehicular access so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous movement is not required.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 345-2024 ]

**(234) Exception RA 234**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 24357; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(236) Exception RA 236

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 825-1998; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(237) Exception RA 237

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 809-2007; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(241) Exception RA 241

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 26455.

(243) Exception RA 243

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(38) of the City of North York zoning by-law 7625.

(244) Exception RA 244

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60. [ By-law: 607-2015 ]

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(18) of the City of North York zoning by-law 7625.

(245) Exception RA 245

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 19519.

(246) Exception RA 246

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31448.

(247) Exception RA 247

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 17531.

(249) Exception RA 249

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31594; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(250) Exception RA 250

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 720-2000; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(251) Exception RA 251

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30946.

(252) Exception RA 252

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 26683 and 27259.

(253) Exception RA 253

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31012.

(254) Exception RA 254

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 23702.

(255) Exception RA 255

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 19530.

(256) Exception RA 256

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29650.

(257) Exception RA 257

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 29938.

(258) Exception RA 258

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26855.

(259) Exception RA 259

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 22099 and 21708.

(260) Exception RA 260

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25204; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(261) Exception RA 261

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28007; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(263) Exception RA 263

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 29426; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(264) Exception RA 264

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(10) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(265) Exception RA 265

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(36) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(266) Exception RA 266

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20(2) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(280) Exception RA 280

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(9) of the City of North York zoning by-law 7625.

(281) Exception RA 281

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 27017 and 27417.

(282) Exception RA 282

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 31620 and 29945.

(283) Exception RA 283

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27625.

(284) Exception RA 284

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 27814 and 21836; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(285) Exception RA 285

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 27966; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(287) Exception RA 287

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(8) of the City of North York zoning by-law 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(288) Exception RA 288

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(26) of the City of North York zoning by-law 7625; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(289) Exception RA 289

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 739-2001.

(290) Exception RA 290

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(48) of the City of North York zoning by-law 7625.

(301) Exception RA 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **mixed use building** is permitted;
- (B) The maximum **lot coverage** is 40%;
- (C) The maximum number of **dwelling units** is 88 and a maximum of 45 extended care beds;
- (D) The maximum height of a **building** is 7 **storeys**;
- (E) The maximum **gross floor area** of commercial and professional office floor space is 794 square metres;
- (F) The minimum **building setbacks** are as follows:
  - (i) **front yard** is 1.5 metres;
  - (ii) the westerly **side yard** is 6.5 metres;
  - (iii) the easterly **side yard** is 1.5 metres; and
  - (iv) the **rear yard** is 13.7 metres; and
- (G) The minimum number of **parking spaces** is as follows:
  - (i) apartment **dwelling unit** is 1.25 **parking spaces** per **dwelling unit**;
  - (ii) apartment **dwelling unit** occupied by senior citizens is 1 **parking space** for each 4 **dwelling units**;
  - (iii) professional office is 1 **parking space** for each 47.5 square metres of office floor area; and
  - (iv) commercial is 1 **parking space** for each 19 square metres of commercial floor area.

Prevailing By-laws and Prevailing Sections: (None Apply)

(302) Exception RA 302

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) On these lands, Section 6.7.5.6, of the former Town of Leaside zoning by-law 1916.

(303) Exception RA 303

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands, Section 6.7.5.2, of the former Town of Leaside zoning by-law 1916.

(304) Exception RA 304

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 26595.

(305) Exception RA 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 31788.

(306) Exception RA 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 352, 354, 356 McRae Dr. and 216 Randolph Rd., Section 6.7.5.4, of the former Town of Leaside zoning by-law 1916.

(307) Exception RA 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 186 Laird Dr. and 360 McRae Dr., Section 6.7.5.5, of the former Town of Leaside zoning by-law 1916

(308) Exception RA 308

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30765.

(309) Exception RA 309

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 11 Thorncliffe Park Drive and 21 Overlea Blvd., Sections 6.10.2 and 6.10.3 of the former Town of Leaside zoning by-law 1916.

(310) Exception RA 310

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 73.0 metres.
- (B) The maximum height of an **apartment building** is 12 **storeys**.
- (C) The minimum **front yard setback** and **rear yard setback** are those that existed on the day of the enactment of this By-law.
- (D) The minimum east **side yard setback** is 13.0 metres.
- (E) The minimum west **side yard setback** is that which existed on the day of the enactment of this By-law.
- (F) The minimum distance between any **parking space** and an **apartment building** is 3.0 metres.
- (G) The minimum area of the **lot** to be for **landscaping** is 48%.
- (H) The minimum on-site **parking space** rate is 1.25 for each **dwelling unit**, of which 0.25 for each **dwelling unit** is reserved for visitors **parking spaces**.
- (I) The minimum number of **parking spaces** to be within an enclosed **building** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(311) Exception RA 311

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 522 Plains Rd., Section 7.2.4.1 of the former Borough of East York zoning by-law 6752.

(323) Exception RA 323

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** that abuts Eglinton Ave. is 36 metres, measured from the original centre line of Eglinton Ave.;
- (B) The minimum **building setback** from a **side lot line** is a the greater distance of:
  - (i) half the height of the **building**; or
  - (ii) 5.7 metres;
- (C) The minimum **building setback** from a **rear lot line** is a distance equal to half the height of the **building**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(324) Exception RA 324

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** that abuts Midland Ave. is 22 metres, measured from the original centre line of Midland Ave.
- (B) The minimum **building setback** from a **side lot line** is 0.3 metres;
- (C) The maximum **building** height permitted is 9.5 metres;

- (D) The maximum **lot coverage** is 36%;
- (E) **Parking spaces** must be provided at a minimum rate of 0.5 **parking spaces** per **dwelling unit**; and
- (F) Required **parking space** must be located in the **rear yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(327) Exception RA 327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(328) Exception RA 328

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) A minimum of 46 square metres of **amenity space** must be provided, plus 0.9 square metres per **dwelling unit** in excess of fifty (50);
- (E) The maximum height is the lesser of four **storeys** and 14.0 metres;
- (F) The maximum **lot coverage** is 33%; and
- (G) **Parking spaces** must be provided at a minimum rate of 1.25 **parking spaces** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(329) Exception RA 329

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(333) Exception RA 333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.0 metres from a **lot line** that abuts Eglinton Ave.; and
  - (ii) 3.0 metres from a **lot line** that abuts McCowan Rd.;
- (B) A canopy and its supporting columns may encroach into a required yard setback from McCowan Rd.;
- (C) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50);
- (D) If the total required **amenity space** area exceeds 93 square metres, the required **amenity space** area must be provided in two or more rooms, each having a floor area of not less 46 square metres;
- (E) Parking **structures** must not exceed a height the greater of 5 **storeys** and 17.0 metres;
- (F) The maximum height of a **building** is 19 storeys; [ By-law: 348-2021 ]
- (G) **Parking spaces** must be provided at a minimum rate of 1.0 per **dwelling unit**, to a maximum rate of 1.4 per **dwelling unit**;
- (H) Of the total number of **parking spaces** provided, a minimum of 0.25 spaces per **dwelling unit** must be for visitor parking; and
- (I) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(334) Exception RA 334

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 25.0 metres where the **lot line** abuts Danforth Rd., measured from the centerline of the original road allowance; and
  - (ii) 9 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or rear **lot** setback is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50); and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(338) Exception RA 338

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the a **lot line** that abuts a **street** is:
  - (i) 12.0 metres where the **lot line** abuts McCowan Rd.; and
  - (ii) 9.0 metres where the **lot line** abuts Trudelle St.;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** or a **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot building** is the average of the combined height of the two **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50);
- (G) If the total required **amenity space** area exceeds 93 square metres, the required **amenity space** area must be provided in two or more rooms, each having a floor area of not less 46 square metres;

- (H) A below grade parking **structure** must be set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance between the elevation of the finished surface of the lowest floor and the elevation of the **lot line** at the **street**; and
- (I) a minimum of 65% of the spaces must be located below grade; and
  - (ii) 0.11 spaces per **dwelling unit** must be used as visitors parking and located at grade;
- (I) An outdoor area equal to 45% of the **gross floor area** of the **building** or **buildings** must be used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(339) Exception RA 339

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is 3.0 metres;
- (C) The maximum height is the lesser of 11.5 metres or 3 **storeys**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 1.0 space per **dwelling unit** must be located in a **building** and used by residents; and
  - (ii) a minimum of 0.3 spaces per **dwelling unit** must be used for visitor parking;
- (E) The maximum **lot coverage** is that which **lawfully** existed on the date of the enactment of this By-law; and
- (F) The only uses permitted are:
  - (i) a **dwelling unit** if it is in an **apartment building**; and
  - (ii) private-home day care.

Prevailing By-laws and Prevailing Sections: (None Apply)

(340) Exception RA 340

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** **building** is the average of the combined height of the two **buildings**;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50);
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 50% of the spaces must be located below grade; and
  - (ii) 0.125 spaces per **dwelling unit** must be used as visitor parking;
- (G) The maximum **lot coverage** is 20%;
- (H) A minimum 40% of the **lot area** must be used for no other purpose than **landscaping**; and
- (I) The minimum height is the lesser of 8 **storeys** and 26 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(341) Exception RA 341

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 25 metres, measured from the original centre line of Bellamy Rd.;
- (B) The minimum **building setback** from a **side lot line** or rear **lot** setback is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of fifty (50);
- (E) The maximum **lot coverage** is 33%; and
- (F) The following uses are permitted if they are located on the **first floor** if the total combined **interior floor area** these uses does not exceed 47 square metres:
  - (i) **personal service shop**;
  - (ii) dry cleaning and laundry pick-up and delivery;
  - (iii) photographic pick-up and delivery;
  - (iv) **retail store** if it only sells foods prepared off the **premises**, soft drinks for consumption off the **premises**, or drugs, cosmetics, pharmaceuticals, tobaccos and reading materials; and
  - (v) recreational uses.

Prevailing By-laws and Prevailing Sections: (None Apply)

(344) Exception RA 344

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) **Amenity space** must be provided at a minimum rate of 1.0 square metres per **dwelling unit**;
- (B) The maximum **building** height is 19.0 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 1.2 spaces for each **dwelling unit** must be used for resident parking; and
  - (ii) a minimum of 0.1 spaces for each **dwelling unit** must be used for visitor parking;
- (D) The maximum **lot coverage** is 28%;
- (E) The maximum **gross floor area** is 1.6 times the area of the **lot**;
- (F) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (G) The minimum **building setback** from a **side lot line** is 1.0 metres; and
- (H) Regulation 15.5.50.10 (2) does not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)

(346) Exception RA 346

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 357-2003.

(348) Exception RA 348

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 19340 and 19369.

(349) Exception RA 349

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1465 Lawrence Ave. W., Section 64.20-A(98) of former City of North York zoning by-law 7625.

(351) Exception RA 351

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 31347 and 31509.

(358) Exception RA 358

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;

(B) The minimum **building setback** from a **lot line** that abuts **street** is 3.0 metres;

(C) The maximum height for a **building** or **structure** is the lesser of 17.0 metres and 4 **storeys**;

(D) The minimum number of **parking space** must be equal to 1.6 **parking spaces** per **dwelling unit**, and of the required **parking spaces**:

(i) a minimum of 1.0 **parking space** per **dwelling unit** must be located within a **building**; and

(ii) a minimum of 0.3 **parking spaces** per **dwelling unit** must be used for visitor parking; and

(E) The maximum **lot coverage** is the **lot coverage** that existed on the **lot** on the date of the enactment of the by-law.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 14 (1), of former City of Scarborough by-law 15907.

(359) Exception RA 359

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;

(B) The minimum **building setback** from the northerly **lot line** is 60.0 metres;

(C) A **soft landscape** strip having a minimum width of 1.5 metres must be provided along the entire length of the northerly **lot line**;

(D) **Amenity space** must be provided at a minimum rate of 2.2 square metres per **dwelling unit**;

(E) The maximum height for a **building** or **structure** is:

(i) the lesser of 30 metres and 10 **storeys** for that portion of the **building** located less than 17.0 metres from a **lot line** abutting a **street**; and

(ii) the lesser of 36 metres and 12 **storey** for that portion of the **building** located 17.0 metres or more from a **lot line** abutting a **street**;

- (F) The minimum number of **parking space** must be equal to 1.4 **parking spaces** per **dwelling unit**, and of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** must be located within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be used for visitor parking;
- (G) **Parking spaces** for a **day nursery** must be provided at a minimum rate of 3 **parking spaces** per 100 sq. metres of **interior floor area** used for a **day nursery**; and
- (H) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(360) Exception RA 360

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts **street** is 3.0 metres;
- (C) **Amenity space** must be provided at a minimum rate of 3.0 square metres per **dwelling unit**;
- (D) The minimum number of **parking spaces** must be equal to 1.4 **parking spaces** per **dwelling unit**, and of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** must be located within a **building**; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be used for visitors parking;
- (E) The maximum height of a **building** or **structure** is the lesser of 4 **storeys** and 14.0 metres; and
- (G) The maximum **lot coverage** is 33% [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 21, of former City of Scarborough by-law 15907.

(361) Exception RA 361

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) a minimum of 36.0 metres measured from the centre line of Meadowvale Rd.; and
  - (ii) a minimum of 7.5 metres from Generation Blvd.;
- (C) The minimum **building setback** from the **side lot lines** is 7.5 metres;
- (D) The minimum **building setback** from the **rear lot line** is 7.5 metres;
- (E) The maximum **lot coverage** is 30%;
- (F) All parts of a **building** located below grade and used for parking or storage of **vehicle** must be set back from a **lot line** that abuts a **street** the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the distance from the surface of the lowest floor of the **structure** to the grade;
- (G) A minimum of 45% of the **lot** must be **landscaped**;
- (H) A wholly enclosed **building** used only for the storage of waste must be set back a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (I) The maximum height of a **building** or **structure** is the lesser of 10 metres and 3.0 **storeys**;
- (J) The minimum number of **parking spaces** must be equal to 2.0 **parking spaces** per **dwelling unit** and of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** must be used for resident **parking spaces**; and



- (ii) a minimum of 1.0 **parking space** per **dwelling unit** must be used for visitor **parking spaces**;
- (K) An area used for the parking or storage of a **vehicle** may be located in a yard abutting Generation Blvd. and Meadowvale Rd. if it is a minimum of 1.5 metres from all **lot lines**;
- (L) **Amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each unit over 50 units; and
- (M) A minimum 7.5 metre wide of land used for **soft landscaping** must be located along the entire length of a any **lot line** that abuts Meadowvale Rd.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 7 and 16, of former City of Scarborough by-law 15907.

(362) Exception RA 362

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total number of **dwelling units** permitted is 622;
- (B) The minimum **building setback** is 6.0 metres a **lot line** abutting Dean Park Rd. and 20.0 metres from the east property line;
- (C) The maximum **lot coverage** is 25%;
- (D) A minimum of 3.22 **parking spaces** per 100 square metres of **gross floor area** must be provided for all uses except recreational uses that must provide **parking space** in compliance with the requirements of this by-law;
- (E) Minimum 30.7 % of the **lot area** must be used for **landscaping**;
- (F) Maximum **building** height - 12 **storeys**, excluding utility room, elevator room, enclosed roof access stairs and **basements**;
- (G) **Parking spaces** for **dwelling units** must be provided at a minimum rate of 1.4 **parking spaces** for each **dwelling unit**;
- (H) Recreational facilities must be provided at a rate of 1.5 square metres for each **dwelling unit**; and
- (I) These regulations collectively apply to the exception area.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 2,8, of former City of Scarborough by-law 15907; and
- (B) On these lands City of Toronto by-law 1227-2009.

(363) Exception RA 363

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total number of **dwelling units** existing on the **lot** on the date of the enactment of this By-law is the maximum number of **dwelling units** permitted in the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts:
  - (i) Meadowvale Rd. is 18.0 metres;
  - (ii) Dean Park Rd. is 12.0 metres;
  - (iii) Braymore Blvd. is 9.0 metres; and
  - (iv) any other **street** is 7.5 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between **buildings** on a **lot** is equal to half the total height of the two **buildings**;
- (E) The maximum **lot coverage** is 17%;
- (F) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50 units in that **building**;
- (G) All parts of a **building** located below grade and used for parking or storage of **vehicle** must be set back from a **lot line** that abuts a **street** the greater of:

- (i) 3.0 metres; and
- (ii) a distance equal to the distance from the surface of the lowest floor of the **structure** to the grade;
- (H) The minimum area used for **soft landscaping** must be equal to 45% of the **gross floor area** of all **buildings** on the **lot**;
- (I) A 1.5 metre wide **landscaping** strip must be provided along the entire length of the **lot line** abutting Meadowvale Rd.;
- (J) A **landscape** strip having a minimum width of 1.5 metres must be provided along the entire length of the northerly **lot line**; and
- (K) **Parking spaces** must be provided at a minimum rate of 1.2 **parking spaces** per **dwelling unit** of which:
  - (i) a minimum of 0.7 **parking spaces** per **dwelling unit** must be located in a **residential building**; and
  - (ii) a minimum of 0.2 per **parking spaces dwelling unit** must be located at grade and used for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 2, of former City of Scarborough by-law 15907.

(365) Exception RA 365

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** for underground **structures** is 1.0 metre;
- (C) The minimum **building setback** from a **lot line** that abuts the Open Space Zone category is 15.0 metres;
- (D) The minimum **building setback** from a **lot line** that abuts the Open Space Zone category for underground **structures** is 0.0 metres;
- (E) The maximum **lot coverage** is 45%;
- (F) **Amenity space** must be provided at a minimum rate of 1.0 square metre per **dwelling unit**;
- (G) No open balconies are permitted to face the westerly **lot line**;
- (H) The maximum height for a **building** or **structure** is:
  - (i) The lesser of 13.0 metres and 4 **storeys** for that portion of the **building** located less than 50.0 metres from a **lot line** abutting Sheppard Ave. and the lesser of 28.0 metres and 9 **storeys** for that portion of the **building** located between 50.0 metres and 175.0 metres from a **lot line** abutting Sheppard Ave. E. and the lesser of 13.0 metres and 4 **storeys** for that portion of the **building** located beyond 175.5 metres from a **lot line** abutting Sheppard Ave. E.; and
  - (ii) 54.0 metres in all other cases;
- (I) The second floor contained in **dwelling units** located on the ninth **storey** in the **buildings** will be considered as one **storey** in total;
- (J) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling unit** in an **apartment building**, as follows:
  - (i) a minimum of 1.2 **parking space** per **dwelling unit** must be within a **building**; and
  - (ii) a minimum of 0.2 spaces per **dwelling unit** must be for visitors; and
- (K) **Parking spaces** must be provided at a minimum rate of 2.0 **parking spaces** per **dwelling unit** in a **residential building** other than an **apartment building**, as follows:
  - (i) a minimum of 1.0 **parking space** per **dwelling unit** must be within a **building**; and
  - (ii) a minimum of 1.0 **tandem parking space** per **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 18, of former City of Scarborough by-law 15907.

(366) Exception RA 366

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 29075, 31617 and 32063.

(367) Exception RA 367

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York by-law 29075.

(368) Exception RA 368

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(49) of the City of North York zoning by-law 7625.

(369) Exception RA 369

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(67) of the City of North York zoning by-law 7625.

(370) Exception RA 370

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 19951.

(371) Exception RA 371

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20(1) of the City of North York zoning by-law 7625.

(372) Exception RA 372

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(3) of the City of North York zoning by-law 7625.

(373) Exception RA 373

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 21147 and 21247.

(374) Exception RA 374

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(6) of North York zoning by-law 7625.

(375) Exception RA 375

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **retail store**, having a maximum **interior floor area** of 65 square metres, may be located within a **building** situated on the lands described as Block "B", Plan 7012, if no advertising signs are affixed to the exterior walls of the **retail store**; and
- (B) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections: (None Apply)

(377) Exception RA 377

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 30407.

(378) Exception RA 378

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 14863, 28211, 28241, 28453, and 31172.

(379) Exception RA 379

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(84) of the former City of North York zoning by-law 7625.

(382) Exception RA 382

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 404-444 Lumsden Ave., Section 7.7.5.7, of the former Borough of East York zoning by-law 6752.

(383) Exception RA 383

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) 141-195 Barrington Avenue and 427-439 Lumsden Avenue, Section 7.7.5.8, of the former Borough of East York zoning by-law 6752. [ By-law: 607-2015 ]

(384) Exception RA 384

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 48-108 Eastdale Ave., Section 7.7.5.6, of the former Borough of East York zoning by-law 6752.

(385) Exception RA 385

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 61-75 Eastdale Ave. and 2-12 Goodwood Park Cres., Section 7.7.5.9, of the former Borough of East York zoning by-law 6752.

(386) Exception RA 386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 2 Secord Ave., Section 7.7.5.13, of the former Borough of East York zoning by-law 6752.

(389) Exception RA 389

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 506 Dawes Rd., Section 7.7.5.21, of the former Borough of East York zoning by-law 6752.

(390) Exception RA 390

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 508 Dawes Rd., Section 7.7.5.22, of the former Borough of East York zoning by-law 6752.

(392) Exception RA 392

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1050 Broadview Ave., Section 7.7.5.3, of the former Borough of East York zoning by-law 6752.

(393) Exception RA 393

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1000 Broadview Ave., Section 7.7.5.4, of the former Borough of East York zoning by-law 6752.

(394) Exception RA 394

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1010 Broadview Ave., Section 7.7.5.11, of the former Borough of East York zoning by-law 6752.

(395) Exception RA 395

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 980 Broadview Ave., Section 7.7.5.14, of the former Borough of East York zoning by-law 6752.

(396) Exception RA 396

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1071 Woodbine Ave., Section 7.7.5.15, of the former Borough of East York zoning by-law 6752.

(397) Exception RA 397

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 704 Mortimer Ave., Section 7.7.5.18, of the former Borough of East York zoning by-law 6752.

(398) Exception RA 398

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 266 Donlands Ave., Section 7.7.5.17, of the former Borough of East York zoning by-law 6752.

(399) Exception RA 399

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1501 Woodbine Ave., Section 12.1.16, of the former Borough of East York zoning by-law 6752.

(400) Exception RA 400

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-law 30509.

(401) Exception RA 401

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 1069-2005. [ By-law: 607-2015 ]

(402) Exception RA 402

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 270-272 Donlands Ave., Section 7.7.5.26, of the former Borough of East York zoning by-law 6752.

(403) Exception RA 403

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto by-law 693-2004.

(404) Exception RA 404

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 27269 and 27144; and

(B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(405) Exception RA 405

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The lands may be used for a 14 **storey**, 13 suite **apartment building**;
- (B) **Gross Floor Area** must not exceed 38,000 square feet;
- (C) A minimum of 40 **parking spaces** must be provided, all of which must be underground; and
- (D) 10,000 square feet of **landscaping** must be provided, consisting of at least lawn and ornamental shrubs maintained in a healthy growing condition, neat and orderly in appearance.

Prevailing By-laws and Prevailing Sections: (None Apply)

(406) Exception RA 406

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 26370.

(408) Exception RA 408

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 69-2000; and
- (B) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

(409) Exception RA 409

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 23063 and 22255.

(410) Exception RA 410

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 23063, 22255, 26936, and 27549.

(411) Exception RA 411

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **retail store** is permitted on the ground floor or below grade of the **building** located on Block D2, Plan M-834, if:
  - (i) the floor area of the store does not exceed 41.8 square metres;
  - (ii) there is no direct access to the store from the exterior of the **building**;
  - (iii) there is no sign advertising the store erected on the lands or affixed to the **building**;



- (iv) the goods to be sold are limited to day-to-day convenience items such as milk, bread, but not fresh fruit and vegetables; and
- (v) no electronic video games or other such amusement machines are located in the store.

Prevailing By-laws and Prevailing Sections: (None Apply)

(412) Exception RA 412

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **retail store** is permitted on the ground floor of an **apartment building** if:
  - (i) the floor area of the **retail store** does not exceed 98.5 square metres;
  - (ii) there is no access to the **retail store** from the exterior of the **building**; and
  - (iii) no sign advertising the **retail store** is erected or affixed to the exterior or the interior so as to be visible from any of the adjacent **streets**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(415) Exception RA 415

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 28394 and 28643.

(416) Exception RA 416

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 23874, 28644, 23063 and 22255.

(417) Exception RA 417

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 23395, 23063 and 22255.

(418) Exception RA 418

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 21769.

(420) Exception RA 420

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot frontage** is 120 metres;
- (B) The maximum height of an **apartment building** is 6 **storeys**, not including a mechanical floor;
- (C) The maximum floor space index is 2.5;
- (D) The minimum **front yard setback** is 2.0 metres;
- (E) The minimum **rear yard setback** is 10.0 metres;
- (F) The minimum east **side yard setback** is 3.0 metres;
- (G) The minimum west **side yard setback** is 5.0 metres;
- (H) The minimum area of the **lot** to be used as **landscaping** is 21%;
- (I) The minimum indoor **amenity space** provided and maintained is 680 square metres;
- (J) The minimum on-site **parking space** rate is 1.25 for each **dwelling unit**;
- (K) The minimum number of visitor **parking spaces** is 18;
- (L) All the **parking spaces** must be located underground with the exception of 2 surface **parking spaces** reserved for visitors parking and the additional 16 visitor **parking spaces** must be located on the upper level of the underground **parking garage**;
- (M) The minimum number of on-site **loading spaces** is 1;
- (N) The minimum width of all two-way **driveways** for **vehicle** access to and from the lands is 6.0 metres; and
- (O) All walkways and all interior and exterior accesses to the **apartment building** must be accessible by wheelchair.

Prevailing By-laws and Prevailing Sections: (None Apply)

(421) Exception RA 421

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of York by-law 1318-1988.

(423) Exception RA 423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of York by-law 865.

(425) Exception RA 425

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 25740.

(427) Exception RA 427

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(51) of the City of North York zoning by-law 7625.

(428) Exception RA 428

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 24306 and 22843.

(430) Exception RA 430

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 3000 Dufferin Street, if the requirements of Section 9 and Schedule A of By-law 1183-2022(OLT) are complied with, a **building, structure**, addition or enlargement may be erected or used in compliance with (B) to (GG) below;

(B) The **lot** consists of those lands shown on Diagram 1 attached to By-law 1183-2022(OLT);

(C) In addition to the uses permitted in Clauses 15.10.20.10 and 15.10.20.20, an **Eating Establishment, Take-out Eating Establishment**, and **Personal Service Shop** are permitted;

(D) In addition to the uses permitted in Clauses 15.10.20.10 and 15.10.20.20, an **Outdoor Patio** is permitted, provided:

(i) it is combined with an **Eating Establishment** or **Take-out Eating Establishment**;

(ii) the permitted maximum area is the greater of:

(a) 30.0 square metres; or

(b) 30 percent of the **interior floor area** of the **premises** it is associated with;

(E) Despite Regulation 15.10.20.40(1), a **dwelling unit** is permitted in a **mixed use building** or an **apartment building**;

(F) Despite Regulation 15.10.40.40(1)(B), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot must not exceed 57,200 square metres, of which:

(i) a maximum of 21,670 square metres of **gross floor area** is permitted for residential uses in the "Existing Building";

(ii) a maximum of 15,230 square metres of **gross floor area** is permitted for residential uses in "Building A";

(iii) a maximum of 400 square metres of **gross floor area** is permitted for non- residential uses in "Building A"; and

(iv) a maximum of 19,900 square metres of **gross floor area** is permitted for residential uses in "Building B";

(G) For the purpose of this exception, **established grade** is the Canadian Geodetic Datum elevation of 176.56 metres;

(H) Despite Regulation 15.10.40.10(1)(B), the height of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the symbols "HT" on Diagram 3 of By-law 1183-2022(OLT);

(I) Despite Regulation 15.10.40.10(2)(B), the height of any **building** or **structure** must not exceed the maximum height in **storeys** specified by the numbers following the symbols "ST" on Diagram 3 of By-law 1183-2022(OLT), excluding the mechanical penthouse;

(J) Despite Regulation 15.5.40.10(2), (3), (5), (6) and (G) above, the following elements of a **building** or **structure**, related to the "Existing Building", "Building A" and "Building B", may project above the maximum **building** heights shown on Diagram 3 of By-law 1183-2022(OLT):

(i) elevator overruns and associated enclosures, cornices, canopies, lighting fixtures, ornamental elements, parapets, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, stairs, stair enclosures, vents, stacks, wind or privacy screens, landscaping elements (including **green roofs**), terraces, skylights, flues, access roof hatch, outdoor furniture, chimneys, **structures** on the roof used for outside or open air recreation, roof finishing materials (including insulation, protection

- boards, drainage, roof ballast, and paving), decorative or architectural features, heating, cooling or ventilating equipment, or a wall or **structure** enclosing such elements which may project above the height limits shown on Diagram 3 by a maximum vertical projection of 3.0 metres; and
- (ii) mechanical penthouses, which may project above the height limits shown on Diagram 3 by a maximum vertical projection of 6.5 metres;
- (K) The maximum "tower floor plate" of "Building B" shall not exceed 750 square metres;
- (L) On "Building A", no balcony projections shall be located closer than 2.0 metres to an outermost exterior corner intersection of **main walls** of the **building** between the 7th and 12th **storeys**;
- (M) On "Building B", no balcony projections shall be located closer than 2.0 metres to an outermost exterior corner intersection of the **main walls** of the **building** between the 7th and 23th **storeys**, with the exception of projecting balconies on the southern-most **main wall**, which are permitted to be located closer than 2.0 metres to an outermost exterior corner intersection of the **main walls** of the **building** between the 7th and 23rd **storeys**;
- (N) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law 1183-2022(OLT);
- (O) Despite Clause 15.5.40.60 and (N) above, the following elements of a **building** or **structure**, related to the "Existing Building", "Building A" and "Building B", are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 1183-2022(OLT);
- (i) exterior stairways, cornices, canopies, chimneys, waste storage and **loading space** enclosures, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, stairs, stair enclosures, bollards, wheel chair ramps, vents, fences, wind or privacy screens, **landscaping** elements (including **green roofs**), terraces, decorative or architectural features, bay windows, ramps, ramp enclosures, **parking garage** ramps and associated **structures**, retaining walls, elevator overruns, heating, cooling or ventilating equipment, pilasters and sills, and porches and decks, either excavated or unexcavated, by a maximum horizontal projection of 3.0 metres;
- (P) Clause 15.10.30.40 with respect to maximum **lot coverage** does not apply;
- (Q) Despite Regulation 15.10.40.80(2), the required minimum above-ground separation distance between the **main walls** of **residential buildings** located on the same **lot** are shown on Diagram 3 of By-law 1183-2022(OLT);
- (R) Regulation 15.5.100.1(2) with respect to **driveway** access to **apartment buildings** does not apply;
- (S) Despite Regulation 15.10.40.1(2), the maximum number of **dwelling units** on the **lot** shall not exceed 795, of which a maximum of 287 **dwelling units** are permitted in the "Existing Building";
- (T) Regulation 15.5.40.50(2), as it relates to platforms in relation to **building setbacks**, does not apply;
- (U) Regulation 15.10.40.50(1) with respect to **amenity space** in the "Existing Building" does not apply;
- (V) Regulation 15.5.40.10(4), with respect to horizontal limits on elements for the functional operation of a **building** does not apply;
- (W) Regulation 15.5.50.10(1), with respect to **landscaping** requirements for **apartment buildings**, does not apply;
- (X) Regulations 15.10.20.100(13)(A) and (F), with respect to specific use conditions for **Retail Stores** in an **Apartment Building** does not apply;
- (Y) Regulation 150.100.30.1(1), with respect to fence requirements for **Eating Establishments**, does not apply;
- (Z) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for the "Existing Building", "Building A" and "Building B", shall be provided on the **lot** and maintained in accordance with the following minimum rates:
- (i) 0.57 **parking spaces** for each **dwelling unit** for residential occupants;
- (ii) 0.06 **parking spaces** for each **dwelling unit** for residential visitors;
- (iii) no **parking spaces** are required for non-residential uses; and
- (iv) **parking spaces** required by (Z)(i) and (ii) may be used as a "car-share parking space" as permitted by (AA) below;
- (AA) "Car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) A reduction of 3 residential occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula: 6 multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;

- (BB) Despite Regulations 200.5.1(3) and 200.5.1.10(2), a maximum of 264 existing **parking spaces** and the associated existing **drive aisles** are permitted with their existing dimensions as of the date of passing of By-law 1183-2022(OLT);
- (CC) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located within 40 metres of a barrier free:
- (i) Entrance to a **building**; or
  - (ii) Passenger elevator that provides access to the first **storey** of the **building**.
- (DD) Despite Regulation 220.5.10.1(2), one Type 'G' **loading space** will be provided for "Building A" and one Type 'G' **loading space** will be provided for the shared use of the "Existing Building" and "Building B";
- (EE) Despite Regulations 230.5.10.1(1), 230.5.10.1(5) and Table 230.5.10.1(1), **bicycle parking spaces** shall be provided and maintained on the **lot** as follows:
- (i) a minimum of 20 "long term" **bicycle parking spaces** and no "short term" **bicycle parking spaces** shall be provided for residents of the "Existing Building";
  - (ii) a minimum of 0.9 "long-term" **bicycle parking spaces** per **dwelling unit** for residents of "Building A" and "Building B";
  - (iii) a minimum of 0.1 "short-term" **bicycle parking spaces** per **dwelling unit** for visitors of residents of "Building A" and "Building B";
  - (iv) a minimum of 3 plus 0.3 **bicycle parking spaces** for each 100 square metres of **interior floor area** for "short-term" bicycle parking used for non-residential uses in "Building A"; and
  - (v) a minimum of 0.2 **bicycle parking spaces** for each 100 square metres of **interior floor area** for "long-term" **bicycle parking spaces** used for non-residential uses in "Building B";
- (FF) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** may have a minimum width of 0.4 metres;
- (GG) Despite Regulation 5.10.30.1(1) and (2), within the lands shown on Diagram 1 attached to By-law 1183-2022(OLT), **Building B** may not be erected or used above grade:
- (i) Unless the **street** identified as Public **Street** on Diagram 1 of By-law 1183-2022(OLT), is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**; and
  - (ii) Unless all Municipal water-mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as Public **Street** on Diagram 1 attached to By-law 1183-2022(OLT), and area operational to the satisfaction of the City;

Prevailing By-laws and Prevailing Sections: (None Apply)

(432) Exception RA 432

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A portion of the **apartment building** may be used for the purpose of a convenience store if:
- (i) the floor area devoted to the store does not exceed 44 square meters;
  - (ii) the store is located on the ground floor;
  - (iii) there is no external signage advertising the store; and
  - (iv) a minimum of one surface **parking space** is provided for the store.

Prevailing By-laws and Prevailing Sections: (None Apply)

(433) Exception RA 433

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Permitted **Buildings**:
- (i) a 9 **storey apartment building** with a maximum of 60 **dwelling units** at 29 Church St.;
  - (ii) a 6 **storey apartment building** with a maximum of 41 **dwelling units** at 36 Church St.; and
  - (iii) two 27 **storey apartment buildings** with a maximum of 212 **dwelling units** within each of the 2 **apartment buildings** at 2450-2460 Weston Rd.

Prevailing By-laws and Prevailing Sections: (None Apply)

(434) Exception RA 434

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only permitted **building** type is an **apartment building**;
- (B) The minimum **lot frontage** is 59 metres;
- (C) The maximum floor space index is 2.00;
- (D) The minimum **front yard setback** is 7.6 metres;
- (E) The minimum **rear yard setback** is 7.6 metres;
- (F) The minimum **side yard setback** is half the height of the **apartment building** or 7.6 metres, which ever is greater;
- (G) The minimum distance between any **parking space** and the **apartment building** is 3.0 metres;
- (H) The minimum area of the **lot** to be used as **landscaping** is 25%;
- (I) The minimum on-site **parking space** rate is 1.25 for each **dwelling unit**; and
- (J) The minimum number of **parking spaces** to be within an enclosed **building** is 50%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(435) Exception RA 435

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The only permitted **building** type is an **apartment building**;
- (B) The minimum **lot frontage** is 45.0 metres;
- (C) The maximum height of the **apartment building** is 21.3 metres;
- (D) The maximum floor space index is 2.16;
- (E) The minimum **front yard setback** is 7.6 metres;
- (F) The minimum **rear yard setback** is 7.6 metres;
- (G) The minimum north **side yard setback** is 11.5 metres;
- (H) The minimum south **side yard setback** is 10.6 metres;
- (I) The minimum distance between any **parking space** and the **apartment building** is 3.0 metres;
- (J) The minimum area of the **lot** to be used as **landscaping** is 25%;
- (K) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (L) A minimum of 50% of the **parking spaces** must be within an enclosed **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(437) Exception RA 437

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to the requirements in Section 10.60.

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(59) of the City of North York zoning by-law 7625.

(438) Exception RA 438

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2130 Weston Rd., Section 16(248) of the City of York zoning by-law 1-83.

(439) Exception RA 439

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of an **apartment building** is 21 **storeys**;
- (B) The maximum floor space index is 3.25;
- (C) The minimum **front yard setback** is 10.5 metres;
- (D) The minimum **rear yard setback** is 6.0 metres;
- (E) The minimum west **side yard setback** is 55.0 metres;
- (F) The minimum east **side yard setback** is 7.0 metres;
- (G) A minimum of 25% of the area of the **lot** must be **landscaping**;
- (H) A minimum of 1,650 squares metres of **amenity space** must be provided and maintained for such purposes as children's play areas, swimming pools, and games rooms;
- (I) **Parking spaces** are to be provided at a minimum rate of 1.25 for each **dwelling unit**, of which 0.25 for each **dwelling unit** is reserved for visitors **parking spaces**;
- (J) All the required on-site **parking spaces** must be located underground, with the required visitors **parking spaces** located on the upper **parking garage** level;
- (K) **Ancillary buildings** are not permitted;
- (L) The minimum width of an access **driveways** and ramps is 6.0 metres;
- (M) **vehicle** access to and from the underground **parking garage** is restricted to 1 access from Weston Rd.; and
- (N) The **dwelling units** facing Weston Rd. are to contain individual-unit central air conditioning systems, and the remaining **dwelling units** must be designed to allow for the installation of window-mounted air conditioning units.

Prevailing By-laws and Prevailing Sections: (None Apply)

(441) Exception RA 441

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 21769.

(442) Exception RA 442

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 21899.

(443) Exception RA 443

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 650-672 Sheppard Ave. E., Section 64.20-A(144) of the former City of North York zoning by-law 7625.

(444) Exception RA 444

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 43-55 Goldwin Ave., Section 16(332) of the former City of York zoning by-law 1-83.

(445) Exception RA 445

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(306) of the former City of York zoning by-law 1-83. [ By-law: 1675-2013 ]

(447) Exception RA 447

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:

- (i) Eglinton Ave. is 36.0 metres, measured from the original centreline of the **street**; and
- (ii) Birchmount Rd. is 25.0 metres, measured from the original centreline of the **street**;

- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

- (C) The maximum **lot coverage** is 25%;

- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

- (E) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek;

- (F) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

- (G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** for each **dwelling unit**;

- (H) 60% of the **parking space** must be located underground; and

- (I) A maximum of 6 **parking space** may be located in the **front yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(448) Exception RA 448

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:

- (i) Eglinton Ave. is 36.0 metres, measured from the original centreline of the **street**; and
- (ii) Birchmount Rd. is 25.0 metres, measured from the original centreline of the **street**;

- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

- (C) The maximum **lot coverage** is 25%;

- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and

- (E) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(449) Exception RA 449

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (D) The following uses are also permitted:
  - (i) office; and
  - (ii) **place of worship**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(450) Exception RA 450

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts the **street** is 19.0 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) The minimum **building setback** from the **rear lot line** is 21.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(451) Exception RA 451

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **buildings**;
- (C) The maximum **lot coverage** is 25%;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (E) The elevation of the **basement** floor must be a minimum of 3.5 metres higher than the invert of Massey Creek.

Prevailing By-laws and Prevailing Sections: (None Apply)

(453) Exception RA 453

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 27.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 30%;
- (D) On the portion of the lands being part of Borough **Lot** 29, Concession "D", the maximum number of **dwelling units** permitted is equal to 1 **dwelling unit** for each 64 square metres of **lot area**; and
- (E) On the portion of the lands being part of Registered Plans of Subdivision 3290, 4150 and 5373, a garage erected on the following lands may be located a minimum of 0.3 metres from the **side lot line** the **driveway** side of a dwelling.

Prevailing By-laws and Prevailing Sections: (None Apply)

(454) Exception RA 454

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 27.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(455) Exception RA 455

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 4.0 metres;
- (C) The maximum **lot coverage** is 40%;
- (D) The maximum height for a **building** or **structure** is the lesser of 4.0 **storeys** and 14 metres;
- (E) An enclosed refuse storage room must be provided on the site.

Prevailing By-laws and Prevailing Sections: (None Apply)

(456) Exception RA 456

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is
  - (i) if the **lot line** abuts a **lot** in a RD or RS zone the greater of:
    - (a) 15 metres; and
    - (b) a distance equal to half the height of the **building**; and
  - (ii) in all other cases a distance equal to half the height of the **building**;
- (C) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (D) The maximum **lot coverage** is 18%;
- (E) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (F) Resident **parking spaces** must be provided at a minimum rate of 0.74 for each **dwelling unit** and must be located below ground;
- (G) Visitor **parking space** must be provided at a minimum rate of 0.12 for each **dwelling unit**; and
- (H) Educational training facilities are permitted if:
  - (i) the maximum **interior floor area** used is not more than 812.0 square metres;
  - (ii) it is located in the **basement**; and
  - (iii) **parking spaces** are provided at a minimum rate of 3 for each 100 square metres used for educational training facilities.

Prevailing By-laws and Prevailing Sections: (None Apply)

(457) Exception RA 457

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **gross floor area** of all **buildings** must not be more than 1.5 times the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is 36 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 1.2 metres;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (E) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) The maximum **lot coverage** is 18%;
- (H) A minimum of 70% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (I) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (J) Of the required **parking spaces**:
  - (i) a minimum of 75% must be located underground; and
  - (ii) a minimum of 11% must be used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(458) Exception RA 458

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(49) of the former City of York zoning by-law 1-83.

(459) Exception RA 459

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **retail store, eating establishment, personal service shop, financial institution**, or medical office are also permitted uses;
- (B) The maximum number of **apartment buildings** is 4, and one **building** for the commercial uses cited in (A) is also permitted;
- (C) The maximum number of **dwelling units** permitted in the 4 **apartment buildings** is 1,079;
- (D) The maximum height of an **apartment building** is 21 **storeys**, not including mechanical floors;
- (E) The maximum height of the commercial **building** is 1 **storey**;
- (F) The maximum area of the commercial **building** is 930 square metres;
- (G) The minimum **amenity space** to be provided and maintained at each of the 4 **apartment buildings** is 3,400 squares metres, which includes a children's nursery having a minimum area of 93 square metres and a swimming pool having a minimum size of 111 square metres;
- (H) Each **apartment building** may have one office with a maximum size of 92 square metres located in the first **storey**;
- (I) The minimum yard setbacks and the minimum separation distances between the **apartment buildings** are those that existed on the day of the enactment of this By-law;
- (J) The minimum area of the subject lands to be used as **landscaping** is 35%;
- (K) Resident **parking spaces** are to be provided at a minimum rate of 1.00 for each **dwelling unit**;
- (L) Visitors **parking spaces** are to be provided at a minimum rate of 1.00 for every 8 **dwelling units**;
- (M) A minimum of 15 **parking spaces** are to be provided for commercial use customers;

- (N) A minimum of 20 **parking spaces** are to be provided for employees of the **building** and they are to be located in the underground **parking garage**;
- (O) All surface **parking spaces** are reserved for visitors parking; and
- (P) Access to and from the subject lands is limited to the westerly extension of East Drive.

Prevailing By-laws and Prevailing Sections: (None Apply)

(460) Exception RA 460

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-law 28926.

(461) Exception RA 461

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(305) of the former City of York zoning by-law 1-83.

(463) Exception RA 463

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York by-laws 25537 and 26552.

(465) Exception RA 465

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(182) of the former City of York zoning by-law 1-83.

(466) Exception RA 466

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(193) of the former City of York zoning by-law 1-83.

(467) Exception RA 467

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(146) of the former City of York zoning by-law 1-83.
- (B) On 901-911 Jane Street, former City of York By-law 15640. [ By-law: 1268-2023 ]

(468) Exception RA 468

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(136) of the former City of York zoning by-law 1-83.

(472) Exception RA 472

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2480-2490 Eglinton Ave. W. and 9-11 Glenhaven St. Section 16(335) of the former City of York zoning by-law 1-83.

(473) Exception RA 473

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 701 Don Mills Rd., Section 12.1.11, of the former Borough of East York zoning by-law 6752.

(474) Exception RA 474

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 22.0 metres, measured from the centerline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between **buildings** on the **lot** is the height of the **buildings**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(475) Exception RA 475

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (B) The minimum separation distance between **buildings** on the **lot** is the height of the **buildings**;
- (C) The maximum **lot coverage** is 30%; and
- (D) Required **parking spaces** may be located between the **building** and the **lot line** abutting a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(476) Exception RA 476

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

- (B) The minimum separation distance between **buildings** on the **lot** is the height of the **buildings**; and
- (C) The maximum **lot coverage** is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(478) Exception RA 478**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 22.0 metres, measured from the centerline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between **buildings** on the **lot** is the height of the **buildings**; and
- (D) The maximum **lot coverage** is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(479) Exception RA 479**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. 3.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 9.0 metres;
- (C) The minimum **building setback** from a **lot line** for a **building** is:
  - (i) 1.9 metres if the **lot line** abuts a **lot** in the RD zone; and
  - (ii) 7.5 metres if the **lot line** abuts a **lot** in an CR Zone;
- (D) A one- **storey building** or **structure** used for refuse storage purposes must be at least 7.5 metres from a **lot line**;
- (E) The maximum **building** height is:
  - (i) the lesser of 3 **storeys** and 10.5 metres for any part of a **building** located within 32.0 metres of a **lot line** that abuts a **lot line** in the RD zone; and
  - (ii) the lesser of 5 **storeys** and 17.0 metres in all other cases;
- (F) A minimum **landscaping** strip of 1.9 metres must be provided along the **lot line** that abuts the RD zone;
- (G) Maximum **lot coverage** does not apply;
- (H) **Parking spaces** must be provided at a minimum rate of 1.6 spaces per **dwelling unit**.
- (I) Of the required **parking spaces**:
  - (i) a minimum of 0.2 **parking spaces** must be surface spaces for visitors; and
  - (ii) a minimum of 2 **parking spaces** must be enclosed and arranged in tandem for each **dwelling unit** containing an integral garage; and
- (J) Minimum dimensions for an enclosed **parking space** within an integral garage are 3.0 metres in width by 6.0 metres in length.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 15, of former City of Scarborough by-law 8978.

**(480) Exception RA 480**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts:
  - (i) a **street** is 7.5 metres; and

- (ii) Victoria Park Ave. is 22.0 metres, measured from the centerline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between **buildings** on the **lot** is the height of the **buildings**;
- (D) The maximum **lot coverage** is 30%; and
- (E) For **Lots** 74, 75, 76, 77 and the northerly 3.05 metres of **Lot** 78, Registered Plan 1859, the minimum **building setback** from a **lot line** that abuts Pitt Avenue is 7.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(481) Exception RA 481

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 18.0 metres, measured from the original centreline of the **street**;
- (B) All **parking spaces** must be located in a **building**;
- (C) A minimum total of 3 **parking spaces** must be provided for visitors;
- (D) The minimum **building setback** from a **side lot line** is 6.0 metres;
- (E) The minimum **building setback** from a **rear lot line** is 5.7 metres; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(482) Exception RA 482

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts:
  - (i) a **street** is 7.5 metres; and
  - (ii) Pharmacy Ave. is 22.0 metres, measured from the centerline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between **buildings** on the **lot** is the height of the **buildings**; and
- (D) The maximum **lot coverage** is 30%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(486) Exception RA 486

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) A minimum of 92 square metres of indoor **amenity space** must be provided on the **first floor**;
- (F) The minimum **building setback** from the **rear lot line** is a distance equal to half the height of the **building**;
- (G) The maximum **lot coverage** is 33%; and
- (H) The maximum height for a **building** or **structure** is 6 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(487) Exception RA 487

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd. is 30.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) A minimum of 92 square metres of indoor **amenity space** must be provided on the **first floor**; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(488) Exception RA 488

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2322-2400 Eglinton Ave. W. and 9-11 Glenhaven St., Section 16(317) of the former City of York zoning by-law 1-83.

(489) Exception RA 489

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of Massey Creek;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(490) Exception RA 490

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(491) Exception RA 491

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;



- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit** and a minimum of 50% of the required **parking space** must be located below grade;
- (F) Visitor **parking spaces** must be provided at a minimum rate of 0.11 per **dwelling unit**;
- (G) A minimum of 50% of the area of the **lot** must be used for no other purpose than **landscaping**; and
- (H) The maximum **lot coverage** is 18%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(492) Exception RA 492

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of Massey Creek;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(493) Exception RA 493

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts **street** is 16.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The elevation of the **basement** floor must be a minimum of 3.6 metres higher than the invert of Massey Creek;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(494) Exception RA 494

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 0.9 metres;
- (C) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling unit**
  - (i) a minimum of 1.2 **parking space** per **dwelling unit** must be for resident parking; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitor parking;
- (D) The minimum **parking space** dimensions are 2.7 metre in width by 5.3 metres in length;
- (E) The maximum height for a **building** or **structure** is 14.0 metres; and
- (F) No maximum **lot coverage** applies.

Prevailing By-laws and Prevailing Sections: (None Apply)

(496) Exception RA 496

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(497) Exception RA 497

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only **dwelling units** in an **apartment building** are permitted;
- (B) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) **Parking spaces** must be provided at a minimum rate of 0.4 **parking spaces** per 100 square metres of **gross floor area**;
- (F) The maximum **lot coverage** is 33%; and
- (G) A beauty salon is also permitted if:
  - (i) it is located in a **lawfully existing detached house**; and
  - (ii) has a maximum **interior floor area** of 20 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(498) Exception RA 498

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The only uses permitted are:
  - (i) **dwelling units** in an **apartment building** or **detached house** are permitted; and
  - (ii) offices;
- (B) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(499) Exception RA 499

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only **dwelling units** in an **apartment building** are permitted;
- (B) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (F) The minimum **building setback** from a **lot line** on the south side is 16.6 metres, measured from the centreline of Town Haven Place;
- (G) The maximum **lot coverage** is 33%; and
- (H) Offices are also permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(500) Exception RA 500

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only **dwelling units** in an **apartment building** are permitted;
- (B) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(506) Exception RA 506

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(264) of the former City of York zoning by-law 1-83.

(507) Exception RA 507

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 10 Tichester Rd., Sections 16(212) and (303) of the former City of York zoning by-law 1-83.

(508) Exception RA 508

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Sections 16(199) and (212) of the former City of York zoning by-law 1-83.

(509) Exception RA 509

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 248 to 256 Heath St. W., Sections 16(165) and (212) of the former City of York zoning by-law 1-83.

(510) Exception RA 510

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 240 to 246 Heath St. W., Sections 16(178) and (212) of the former City of York zoning by-law 1-83.

(511) Exception RA 511

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The maximum height of any **building** on the lands is 23 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(513) Exception RA 513

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 443 to 449 Walmer Rd., Section 16(200) of the former City of York zoning by-law 1-83.

(514) Exception RA 514

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 435 to 441 Walmer Rd., Section 16(209) of the former City of York zoning by-law 1-83.

(515) Exception RA 515

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 423 and 425 Walmer Rd., Section 16(238) of the former City of York zoning by-law 1-83.

(516) Exception RA 516

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 24.0 metres, measured from the original centreline of the **street**;

(B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(517) Exception RA 517

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(518) Exception RA 518

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(519) Exception RA 519

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 21.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(520) Exception RA 520

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 24.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(521) Exception RA 521

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Danforth Rd. is 22.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **basement** floor may be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(522) Exception RA 522

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **basement** floor may be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(523) Exception RA 523

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) **Parking spaces** must be provided at a minimum rate of 1.2 **parking spaces** per **dwelling unit**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(524) Exception RA 524

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **basement** floor may be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(525) Exception RA 525

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **basement** floor may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) A minimum 70% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a minimum of 66% must be located below grade; and
  - (ii) a minimum of 11% must be surface visitor parking;
- (H) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line; and
- (I) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(526) Exception RA 526

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave. is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 5.7 metres;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) A minimum 40% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**, a minimum of 70% must be located below grade;
- (H) The maximum height for a **building** or **structure** is 4 **storeys**; and
- (I) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in an RD or RS zone is 12.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(527) Exception RA 527

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 5.0 metres;
- (B) Despite (A) a canopy may project a maximum of 3.0 metres into the required yard setback that abuts a **street**;

- (C) The minimum **building setback** from the north **side lot line** is 10.0 metres;
- (D) The minimum **building setback** from the south **side lot line** is 15.0 metres;
- (E) A minimum of 505.0 square metres of indoor **amenity space** must be provided, of which:
  - (i) the northerly **building** on the **lot** must contain a minimum of 405.0 square metres; and
  - (ii) the southerly **building** on the **lot** must contain a minimum of 100.0 square metres;
- (F) A minimum of 1,475.0 square metres of outdoor **amenity space** must be provided;
- (G) **Parking spaces** must be provided at a minimum rate of 0.86 **parking spaces** per **dwelling unit** of which a minimum of 0.09 **parking spaces** per **dwelling unit** must be for visitor parking;
- (H) If a **lot** abuts a **lot** in an R, RD, RS, RT, or RM zone, no portion of any **building** on that **lot** may penetrate a 45 degrees **angular plane** projected over the **lot** along the entire length of any **lot line** that abuts a **lot** in the R, RD, RS, RT, or RM zone. The base elevation of that 45 degree **angular plane** projection is the average elevation of grade along the **lot line**;
- (I) A minimum of 42 **bicycle parking spaces** must be provided for residents;
- (J) A **bicycle parking space** must not be located within a **dwelling unit** or on the balcony associated with the **dwelling unit**;
- (K) A **bicycle parking spaces** must be located in a secured area and each **bicycle parking space** must have the following minimum dimensions:
  - (i) if bicycles are placed in a horizontal position, the width is 0.6 metres by 1.8 metres in length and the vertical clearance is 1.9 metres; and
  - (ii) if bicycles are placed in a vertical position, the width is 0.6 metres by 1.2 metres in depth and the vertical clearance is 1.9 metres;
- (L) A bicycle rack must be provided outdoors for all visitor **bicycle parking spaces**;
- (M) A minimum **landscaping** strip of 1.5 metres must be provided along the entire length of a **lot line** that abuts a RD or RS zone;
  - (i) a stairway to a below grade parking area may encroach:
  - (ii) into the required **landscape** strip in required in (L) to a maximum of 0.6 metres; and
  - (iii) into the 45 degree **angular plane** required in (H), if the stairway is within 950 mm of the west **lot line** and has a maximum height of 2.4 metres;
- (N) The maximum height for a **building** or **structure** is 30.15 metres;
- (O) The maximum **gross floor area** of all **buildings**, excluding the **gross floor area** of all **basements**, is 22,700 square metres; and
- (P) The minimum **building setback** from the **rear lot line** is:
  - (i) 18.0 metres for the first **storey**;
  - (ii) 25.0 metres for the second to sixth **storey**; and
  - (iii) 28.0 metres for any **storey** in excess of six.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 6, of former City of Scarborough by-law 9174.

(528) Exception RA 528

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) A minimum of 92 square metres of indoor **amenity space** must be provided on the **first floor**; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(529) Exception RA 529



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2339 and 2353 Dufferin St. and 800 Vaughan Rd., Section 16(339) of the former City of York zoning by-law 1-83.

(530) Exception RA 530

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(125) of the former City of York zoning by-law 1-83.

(533) Exception RA 533

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 1490-1506 Bathurst St., Section 16(153) of the former City of York zoning by-law 1-83.

(535) Exception RA 535

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 109-137 Raglan Ave., Section 16(73) of the former City of York zoning by-law 1-83.

(536) Exception RA 536

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(27) of the former City of York zoning by-law 1-83.

(537) Exception RA 537

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 40 Raglan Avenue, as shown on Diagram 1 of By-law 1052-2022, if the requirements of Section 7 and Schedule A of By-law 1052-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Despite Regulation 15.5.40.10 (1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 159.48 metres and the elevation of the highest point of the **building** or **structure**;
- (C) For the purpose of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 1052-2022;
- (D) Despite Clause 15.10.40.10, no portion of any **building** or **structure** on the **lot** shall have a height in metres greater than the height limits specified by the numbers following the letters "HT" on Diagram 2 as shown on By-law 1052-2022;

- (E) Despite Clauses 15.5.40.10 and 15.10.40.10, no portion of any **building** or **structure** on the lot shall have a height in metres greater than the height limits specified by the numbers following the symbol HT on Diagram 2 attached to By-law 1052-2022, except for:
- (i) a mechanical penthouse, which must be located in the area labelled "Mechanical Penthouse" on Diagram 2 of By-law 1052-2022, by a maximum of 7.0 metres;
  - (ii) a parapet, roof drainage, thermal insulation or roof ballast, and roof construction assembly elements, located at each of the roof levels of the **building**, by a maximum of 1.8 metres;
  - (iii) safety railings and fences at each of the roof levels of the **building**, by a maximum of 1.8 metres, which may be in addition to the projection permitted in (i) above, provided the combined projection with (i) above does not exceed 2.75 metres above the height of each roof level of the **building**;
  - (iv) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, wind mitigation elements, landscape features, architectural elements, elevator overruns, public art features, telecommunications equipment and antennae, window washing equipment, stair towers, stair enclosures, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, walls or **structures** enclosing such elements, lightning rods and exhaust flues, swimming pools (elevated or otherwise), **structures** housing pool or spa maintenance or operational equipment, by a maximum of 4.0 metres.
- (F) Despite Regulation 15.10.40.40(1)(B), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 21,915 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 21,650 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 265 square metres, of which a minimum of 245 square metres is required for a **community centre**, which must be located in the area labelled "Community Agency Space" on Diagram 3 of By-law 1052-2022,
- (G) In addition to the elements which reduce **gross floor area** for an **apartment building** listed in Regulation 15.5.40.40(1), **gross floor area** may also be reduced by:
- (i) areas used for a **community centre**; and
  - (ii) surplus indoor **amenity space**;
- (H) A minimum of 10 percent of **dwelling units** must be 3-bedroom or greater **dwelling units**;
- (I) Despite Regulation 15.10.40.50(1)(A) and (B), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
- (J) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 2 of By-law 1052-2022, except that:
- (i) Supporting columns encroachments into the required **building setback**, on the north side of the **building**, are permitted;
- (K) Despite Clause 15.5.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Balconies projecting from the south **main wall** and east **main wall** only, above the seventh **storey** only, and by a maximum of 1.8 metres;
  - (ii) Balcony encroachments into the required minimum **building setbacks** are not permitted from the north or west **main walls**;
  - (iii) cornices, lighting fixtures, window washing equipment, awnings, canopies, finials, parapets, terraces, terrace guards, platforms, ornamental or architectural elements, trellises, eaves, window sills, bay windows, canopies, guardrails, balustrades, railings, wind mitigation screens and features, piers, planters, monuments, arbours, patios, decorative features, stairs, stair enclosures, stair landings, supportive columns, wheel chair ramps, vents, stacks, wind screens and features, acoustic screens and features, underground garage ramps and their associated **structures**, underground garage stair enclosures, retaining walls, fences, screens, weather protection canopies, and landscape and public art features, to a maximum of 3.0 metres;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 0.28 residential occupant **parking spaces** for each **dwelling unit**;

- (ii) a minimum of 0.03 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) a minimum of 1 **parking space** for the **community centre**;
  - (iv) a minimum of 1 "car sharing space";
  - (v) For each "car-share parking space" provided on the **lot**, the minimum number of **parking spaces** required by (L)(i) above is reduced by 4 **parking spaces** up to a maximum of 3 "car-share parking spaces"; and
  - (vi) No **parking spaces** are required for non-residential uses except as required in (L)(iii);
- (M) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided on the **lot** in accordance with the following minimum rates:
- (i) 247 "long-term" **bicycle parking spaces** for residential occupants;
  - (ii) 28 "short-term" **bicycle parking spaces** for residential visitors;
  - (iii) No **bicycle parking spaces** are required for non-residential uses;
- (N) Despite Regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided in a "Parking stacker – bicycle" where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum required width of each such **stacked bicycle parking space** is 0.25 metres;
- (O) Despite Regulation 15.5.50.10(1), **landscaping** and **soft landscaping** must be provided in accordance with the following:
- (i) A minimum of 10 percent of the **lot area** is required to be **landscaping**; and
  - (ii) A minimum of 5 percent of the **landscaping** area required in (i) above, must be comprised of **soft landscaping**;
- (P) Despite Regulation 15.10.20.100(2), a **community centre** is not required to be on a **lot** that abuts a major **street** on the Policy Areas Overlay Map.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1052-2022 ]

(538) Exception RA 538

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 87-99 Vaughan Rd., Section 16(329) of the former City of York zoning by-law 1-83.

(539) Exception RA 539 York exception 392, bylaw 652-1999, map 15, Exception RA 539

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 164 Vaughan Rd., Section 16(392) of the former City of York zoning by-law 1-83.

(540) Exception RA 540

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 160 Vaughan Rd., Section 16(117) of the former City of York zoning by-law 1-83.

(541) Exception RA 541

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 154 Vaughan Rd., Section 16(221) of the former City of York zoning by-law 1-83.

(542) Exception RA 542

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 126-138 Vaughan Rd., Section 16(177) of the former City of York zoning by-law 1-83.

(543) Exception RA 543

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height of any **building** on the lands is 18 metres and 6 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(544) Exception RA 544

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:

- (i) Midland Ave. is 25.0 metres, measured from the original centreline of the **street**; and
- (ii) all other **streets** is 9.0 metres;

- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;

- (D) Indoor **amenity space** must be provided at a minimum of 92.0 square metres on the **first floor**;

- (E) The maximum height for a **building** or **structure** is 8 **storeys**; and

- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(545) Exception RA 545

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;

- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

- (C) The minimum **building setback** from a **rear lot line** is 13.5 metres;

- (D) Indoor **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;

- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;

- (F) Of the required **parking spaces**:

- (i) a maximum of 50% must be surface spaces; and
- (ii) a minimum of 11% must be visitor parking;

- (G) A minimum 50% of the **lot** must be used for no other purpose than **landscaping**;

- (H) The maximum **lot coverage** is 10%; and

- (I) The maximum height for a **building** or **structure** is 20 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(547) Exception RA 547

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) Indoor **amenity space** must be provided at a minimum of 92.0 square metres on the **first floor**; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(548) Exception RA 548

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. is 36.0 metres, measured from the original centreline of the **street**; and
  - (ii) all other **streets** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum of 92.0 square metres on the **first floor**;
- (E) The maximum height for a **building** or **structure** is 8 **storeys**; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(549) Exception RA 549

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Ave. is 36.0 metres, measured from the original centreline of the **street**; and
  - (ii) all other **streets** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and
- (D) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(551) Exception RA 551

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres from Sheppard Ave. and McCowan Rd.; and
  - (ii) 12.0 metres from Kimroy Grove;

- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is:
  - (i) 7.5 metres for an end wall;
  - (ii) 12.0 metres abutting the RS zone; and
  - (iii) 10.5 metres in all other cases;
- (C) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 66% must be located underground; and
  - (ii) a minimum of 11% must be used only as surface visitor parking;
- (E) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the greater of the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line or 3.0 metres;
- (F) A minimum 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (G) A minimum **landscaping** strip of 9.0 metres must be provided for **landscaping** purposes along a **lot line** that abuts:
  - (i) a **lot** in the RS zone; and
  - (ii) Kimroy Grove; and
- (H) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(552) Exception RA 552

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (C) The minimum **building setback** from the easterly and southerly **lot line** where a **main wall** has windows in habitable rooms is a distance equal to the height of the **building**;
- (D) The minimum **building setback** from the easterly and southerly **lot line** where the **main wall** does not contain windows in habitable rooms is a distance equal to two-thirds the height of the **building**;
- (E) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) A minimum 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (H) A minimum **landscaping** strip of 13.5 metres must be provided for no other purpose than **landscaping** along a **lot line** that abuts a **lot** within an RD and RS zone;
- (I) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (J) Of the required **parking spaces**:
  - (i) a minimum of 50% must be located underground; and
  - (ii) a minimum of 11% must be used only as visitor parking;
- (K) The maximum **lot coverage** is 30%;
- (L) The maximum height for a **building** or **structure** is 54.0 metres;
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is not closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and

(N) A **day nursery** with a maximum **gross floor area** is 335 square metres is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

(556) Exception RA 556

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(50) of the City of North York zoning by-law 7625.

(557) Exception RA 557

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 100 Raglan Ave., Section 16(116) of the former City of York zoning by-law 1-83.

(558) Exception RA 558

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(319) of the former City of York zoning by-law 1-83.

(561) Exception RA 561

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(142) of the former City of York zoning by-law 1-83.

(B) Section 16(262) of the former City of York zoning by-law 1-83. [ By-law: 802-2020 ]

(563) Exception RA 563

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;

(B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;

(C) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

(D) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;

(E) Of the required **parking spaces**:

(i) a minimum of 66% must be located below grade; and

(ii) a minimum of 11% must be surface parking for visitors;

(F) The maximum **lot coverage** is 15%;

(G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

- (H) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (I) A minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be provided on the **lot** for no other purpose than **landscaping**. For the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (J) The maximum height for a **building** or **structure** is 53.6 metres; and
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 57, of former City of Scarborough by-law 12466.

(564) Exception RA 564

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 36.0 metres, measured from the centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 66% must be located below grade; and
  - (ii) a minimum of 11% must be surface parking for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) A minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be provided on the **lot** for no other purpose than **landscaping**, and **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (K) The maximum height for a **building** or **structure** is 61.5 metres; and
- (L) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.



Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 57, of former City of Scarborough by-law 12466.

(565) Exception RA 565

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 36.0 metres, measured from the centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 66% must be located below grade; and
  - (ii) a minimum of 11% must be surface parking for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) A minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be provided on the **lot** for no other purpose than **landscaping**;
- (K) **Landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (L) The maximum height for a **building** or **structure** is 61.5 metres; and
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 54, of former City of Scarborough by-law 12466.

(566) Exception RA 566

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;

- (E) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (F) The maximum height for a **building** or **structure** is 61.2 metres;
- (G) A minimum of 70% of the area of the **lot** must be used for no other purpose than **landscaping**; and
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 57, of former City of Scarborough by-law 12466.

(567) Exception RA 567

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 66% must be located below grade; and
  - (ii) a minimum of 11% must be surface parking for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) A minimum of 70% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (K) A minimum 1.5 metres **landscaping** strip must be provided along a **rear lot line** that abuts a **street**; and
- (L) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(568) Exception RA 568

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 3050 Pharmacy Avenue, if the requirements of Section 5 and Schedule A are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (R) below;
- (B) The **buildings** and **structures** permitted on the **lot** include the "Existing Building" and the "New Building" as shown on Diagram 3 to By-law 48-2021 as follows:
  - (i) for the purposes of this Regulation, "Existing Building" means the existing **apartment building** municipally known as 3050 Pharmacy Avenue and **ancillary structures**, including an underground

**parking garage** and enclosed garage entry ramp located on the lands in the year 2020 as shown on Diagram 3; and

- (ii) for the purposes of this Regulation, "New Building" means the proposed **apartment building** on the lands as shown on Diagram 3.
- (C) The total residential **gross floor area** of the New Building must not exceed 28,750 square metres;
- (D) The total **gross floor area** of the Existing Building shall not exceed the **gross floor area** existing therein as of December 1, 2019;
- (E) A maximum of 305 **dwelling units** are permitted in the New Building;
- (F) A maximum of 252 **dwelling units** are permitted in the Existing Building;
- (G) Despite Clauses 15.10.40.70 and 15.10.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above ground level are shown in metres on Diagram 3 of By-law 48-2021;
- (H) Despite Regulation 5.10.40.70(1), Clause 15.5.40.60 and Regulation (G) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance shown in metres on Diagram 3 of By-law 48-2021 as follows:
  - (i) Lighting fixtures, cornices, sills, eaves, parapets, balustrades, ornamental and architectural features, bay windows, gas and hydro metres, and window washing equipment attached to a building or structure may project a maximum distance of 3.0 metres;
  - (ii) Lighting fixtures, railings, privacy screens, balustrades, bollards, stairs and related enclosures, underground garage ramps and associated **structures**, walls and safety railings, wind mitigation elements, trellises, guards, guardrails, retaining walls, wheelchair ramps, air intakes and vents, ventilating equipment, bike share facilities, outdoor **amenity space** elements, ornamental or architectural features, including planters, green energy and renewable energy elements, gas and hydro meters, and art installations may be located at ground level beyond the minimum **building setback** and required minimum **main wall** separation distance shown on Diagram 3;
  - (iii) Canopies and awnings may project to a maximum of 3.0 metres;
  - (iv) Balconies may project to a maximum of 2.0 metres; and
  - (v) **Structures**, elements and enclosures permitted by Regulation (I) below;
- (I) Despite Clauses 15.5.40.10 and 15.10.40.10, the height of each portion of a **building** or **structure** on the lot, is measured as the vertical distance between the Canadian Geodetic Datum elevation of 183.65 metres, and the highest point of the **building** or **structure**, and must not exceed the height in metres as specified by the numbers following the symbol H as shown on Diagram 3 to By-law 48-2021, with the exception of the following:
  - (i) **Structures**, elements and enclosures permitted by Regulation (H) above;
  - (ii) Parapets to a maximum height of 1.5 metres above the height limits specified on Diagram 3;
  - (iii) Window washing equipment to a maximum projection of 3.0 metres above the height limits specified on Diagram 3;
  - (iv) **Structures** on any roof used for mechanical equipment, chimneys, vents, stacks, mechanical fans, cooling towers, elevators and related structural elements, roof assemblies, and **structures** and elements associated with green energy and renewable energy facilities located on any roof, which may have a maximum projection above the permitted height limits specified of Diagram 3 of 1.5 metres;
  - (v) **Structures** on any roof used for maintenance, safety, wind or **green roof** purposes, including architectural screens, stairs and related enclosures, and lightning rods, provided that the maximum height of such elements is no higher than 3.0 metres above the height limits specified on Diagram 3;
  - (vi) **Structures** at ground level, including bollards, guards, guardrails, wheel chair ramps, gas and hydro meters, green energy and renewable energy facilities, air intakes and vents, and ventilating equipment provided that the maximum height of such elements is no higher than 1.2 metres above ground level;
  - (vii) **Structures** at ground level, including underground garage ramps and associated **structures**, walls and safety railings, privacy screens, retaining walls, balustrades, stairs and related enclosures, fences, bike share facilities, outdoor **amenity space** elements, and safety railings, provided that the maximum height of such elements is no higher than 2.0 metres above ground level;
  - (viii) **Structures** at ground level, including lighting fixtures, ornamental, architectural or landscape features, including planters, wind mitigation elements, trellises, and art installations provided that the maximum height of such elements is no higher than 4.0 metres above ground level; and
  - (ix) The height of the Existing Building shall not exceed the height of such **building** as it existed on the lot on December 1, 2019;

- (J) Despite Regulation 15.10.40.50(1), **amenity space** must be provided and maintained in accordance with the following:
- (i) A minimum of 2.0 square metres per **dwelling unit** in the New Building must be provided as indoor **amenity space**;
  - (ii) A minimum of 2.0 square metres of per **dwelling unit** in the New Building must be provided as outdoor **amenity space** of which a minimum of 40 square metres must be provided in a location directly adjacent to an area containing indoor **amenity space**; and
  - (iii) The **amenity space** provided in accordance with Regulations (i) and (ii) above must be available and accessible to the residents of the Existing Building.
- (K) Despite Regulation 220.5.10.1(2), a minimum of one Type "G" **loading space** is required for the New Building;
- (L) Despite Regulation 220.5.1.10(8) any **loading spaces** existing on the lands as of December 1, 2019 may be maintained and are deemed to comply with the requirements of By-law 569-2013;
- (M) Despite Regulation 200.5.10.1(1) **parking spaces** must be provided in accordance with the following:
- (i) 0.85 **parking spaces** for each **dwelling unit** for residents; and
  - (ii) 0.15 parking spaces for each **dwelling unit** for residential visitors
- (N) Despite Regulation 200.15.1(1) an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**.
- (O) Despite Regulation 200.15.10(1)(C) if the total number of required **parking spaces** in regulation (M) above is more than 100, a minimum of four (4) **parking spaces** plus one (1) **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must comply with the minimum dimensions for an accessible **parking space** set out in regulation (N) above;
- (P) Despite any provision of this Exception or By-law 569-2013, as amended, to the contrary, any **parking spaces, drive aisles, driveways** and ramps existing on the **lot**, as of December 1, 2019 may be maintained and are deemed to comply with the requirements of By-law 569-2013;
- (Q) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** required for the New Building must be provided as follows:
- (i) A minimum of 0.68 **bicycle parking spaces** for each **dwelling unit**, allocated as "long-term" **bicycle parking spaces**; and
  - (ii) A minimum of 0.07 **bicycle parking spaces** for each **dwelling unit** allocated as "short-term" **bicycle parking spaces**.
- (R) Despite Section 230.5 any **bicycle parking spaces** existing on the **lot** as of December 1, 2019 are deemed to comply with the requirements of By-law 569-2013.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 48-2021 ]

(569) Exception RA 569

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 36.0 metres, measured from the centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:

- (i) a minimum of 66% must be located below grade; and
  - (ii) a minimum of 11% must be surface parking for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** the measurement equivalent to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) A minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be provided on the **lot** for no other purpose than **landscaping**. For the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area; and
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(582) Exception RA 582

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 36.0 metres, measured from the centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres, measured from the centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** is 6.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) Of the required **parking spaces**:
- (i) a minimum of 66% must be located below grade; and
  - (ii) a minimum of 11% must be for surface **parking spaces** for visitors;
- (F) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (G) The maximum **lot coverage** is 22%;
- (H) A minimum of 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be provided on the **lot** for no other purpose than **landscaping** and for the purpose of this exception, **landscaping** means: open, unobstructed space on the site that is suitable for **landscaping**, including any part of the site occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar area, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air suitable for **landscaping** and used as a recreational area, but excluding any **driveway** or ramp, whether surfaced or not, any curb, retaining wall, or motor **vehicle** parking area;
- (I) The maximum height for a **building** or **structure** is 54.0 metres; and
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(583) Exception RA 583

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **gross floor area** is 1.4 times the area of the **lot**;
- (B) The minimum **building setback** from the **lot line** that abuts Warden Ave. is 9.0 metres;
- (C) The minimum **building setback** from south **lot line** is 6.0 metres and balcony and window projections are permitted to encroach to a maximum of 1.2 metres;
- (D) The minimum **building setback** from north **lot line** is 8.0 metres and an enclosed walkway projection is permitted to encroach to a maximum of 1.8 metres;
- (E) The minimum **building setback** from the **rear lot line** is 6.0 metres;
- (F) **Parking spaces** must be provided at a minimum rate of 1.6 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a minimum of 1.4 **parking spaces** must be for residents; and
  - (ii) a minimum of 0.2 **parking spaces** must be for visitors; and
- (H) Indoor **amenity space** must be provided at a minimum rate of 1 square metres for each **dwelling unit**; and
- (I) The maximum height for a **building** or **structure** is 11.5 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(586) Exception RA 586

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (B) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (C) The minimum **building setback** from a **lot line** abuts a **lot** in the RD zone is 15.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) The maximum height for a **building** or **structure** is 54.0 metres;
- (G) The maximum **lot coverage** is 40%; and
- (H) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(587) Exception RA 587

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

- (E) **Parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 100% must be below grade;
  - (ii) a minimum of 12.5% must be surface spaces for visitors; and
  - (iii) the minimum dimensions for below grade **parking spaces** are 2.7 metres in width by 6.0 metres in length;
- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (I) The maximum height for a **building** or **structure** is 54.0 metres;
- (J) A minimum 50% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (K) The maximum **lot coverage** is 20%; and
- (L) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(588) Exception RA 588

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **gross floor area** is 1.85 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
- (C) The minimum **building setback** from the eastern **lot line** is 15.0 metres;
- (D) The minimum **building setback** from the western **lot line** is 3.0 metres;
- (E) The minimum **building setback** from a **rear lot line** is 35.0 metres;
- (F) The minimum **building setback** from a **lot line** for a below grade **parking garage** is:
  - (i) 3.0 metres from a **front lot line**;
  - (ii) 0.3 metres from a **side lot line**; and
  - (iii) 1.2 metres from a **rear lot line**;
- (G) The minimum **building setback** from a **rear lot line** for mechanical equipment and ventilation vents from the below grade **parking garage** is 3.0 metres;
- (H) Indoor **amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**;
- (I) A minimum **landscaping** strip of 2.0 metres must be provided for **landscaping** purposes along a eastern **lot line**;
- (J) A minimum **landscaping** strip of 3.0 metres must be provided for **landscaping** purposes along a western and **rear lot lines**;
- (K) The maximum height of a **building** or **structure** is:
  - (i) 20.0 metres for the portion located within 38.0 metres of the **rear lot line**; and
  - (ii) 23.0 metres in all other cases;
- (L) All rooftop equipment must be enclosed within a penthouse;
- (M) The maximum height of a penthouse is 7.0 metres, measured from the **building** rooftop to the top of the penthouse; and
- (N) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 29, of former City of Scarborough by-law 10717.

(590) Exception RA 590

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is:
- (i) 18.0 metres for a side **main wall** or rear **main wall**; and
  - (ii) 36.0 metres, measured from the original centreline of the **street**, in all other cases;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;
- (F) Of the required **parking spaces**:
- (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 33% of the total surface spaces must be for visitors;
- (G) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum height for a **building** or **structure** is 54.0 metres;
- (J) A minimum of 70% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (K) The maximum **lot coverage** is 15%; and
- (L) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(591) Exception RA 591

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) An **apartment building** is permitted;
- (B) All other **residential building** types are permitted;
- (C) A minimum 65% of the area of the **lot** must be used for no other purpose than **landscaping**;
- (D) All parts of a **building** located below grade must be set back from a **lot line** that abuts a **street** equivalent to the full depth of the **structure**;
- (E) The maximum **lot coverage** is 40%;
- (F) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres;
- (G) The following applies to an **apartment building**:
- (i) the maximum number of units permitted is one **dwelling unit** for every 136 square metres of **lot area**;



- (ii) the minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
  - (iii) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
  - (iv) the minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
  - (v) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
  - (vi) **parking spaces** must be provided at a minimum rate of 1.1 spaces per **dwelling unit**;
  - (vii) of the required **parking spaces**:
    - (a) a minimum of 66% must be below grade; and
    - (b) a minimum of 33% of the total surface **parking spaces** must be for visitors; and
  - (viii) the maximum height for a **building or structure** is 54.0 metres; and
- (H) The following applies to all other **residential building** types:
- (i) the maximum number of units permitted is one **dwelling unit** for every 445 square metres of **lot area**;
  - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is 7.5 metres;
  - (iii) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is:
    - (a) 7.5 metres for an end wall;
    - (b) 12.5 metres where the **lot line** abuts a **lot** in a RD or RS zone; and
    - (c) 10.5 metres in all other cases;
  - (iv) **parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
  - (v) of the required **parking spaces**:
    - (a) a minimum of 75% must be below grade; and
    - (b) a minimum of 50% of the total surface **parking spaces** must be for visitors; and
  - (vi) the maximum height of a **building or structure** is 9.5 metres from grade to eaves.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(592) Exception RA 592**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) A minimum of 46 square metres of **amenity space** must be provided, plus 0.9 square metres per **dwelling unit** in excess of fifty;
- (C) A minimum of 1.1 **parking spaces** for each **dwelling unit** must be provided either below grade or in a **building** for resident parking;
- (D) A minimum of 0.2 **parking spaces** for each dwelling must be provided for visitor parking at grade; and
- (E) The maximum height of a **building** is the lesser of 14 metres and 4 **storeys** for the part of a **building** located within 60 metres of a RD, RS or RT zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(595) Exception RA 595**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is 3.0 metres if the **lot line** abuts a **street**;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (C) **Parking spaces** must be provided at a minimum rate of 0.9 for each **dwelling unit** of which:

- (i) 0.7 for each **dwelling unit** is located in a **building** or in a below grade **structure** and used for resident parking; and
- (ii) 0.2 for each **dwelling unit** is located at grade and used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(596) Exception RA 596

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) All **residential building** types are permitted;
- (B) The minimum **building setback** from a **front lot line** is 12.0 metres
- (C) A minimum of 45% of the **lot area** must be **soft landscaping**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.3 spaces for each **dwelling unit** of which:
  - (i) a minimum of 1.07 **parking spaces** for each **dwelling unit** is for resident parking of which 90% must be located in a below grade **structure**; and
  - (ii) a minimum of 0.23 **parking spaces** for each **dwelling unit** is for visitor parking and is located at grade;
- (E) For an **apartment building**:
  - (i) the minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
  - (ii) the minimum separation between two **buildings** on the same **lot** is a distance equal to half the total height of both **buildings**;
  - (iii) a minimum of 46 square metres of **amenity space** must be provided, plus 0.9 square metres for each **dwelling unit** in excess of fifty; and
  - (iv) the minimum **lot area** used for an **apartment building** is 181.5 square metres for each **dwelling unit**; and
- (F) For any other **residential buildings**:
  - (i) the minimum **building setback** from a **side lot line** or **rear lot line** is 6.5 metres;
  - (ii) the maximum **lot** coverable for all **buildings** is 15.5%; and
  - (iii) the minimum **lot area** used for a **building** other than an **apartment building** is 333.0 square metres for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(602) Exception RA 602

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Parking spaces** must be provided at a minimum rate of 1.0 spaces per **dwelling unit**;
- (B) The maximum height of a **building** or **structure** is 4 **storeys**, excluding **basements**;
- (C) The maximum **lot coverage** is 30%; and
- (D) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(603) Exception RA 603

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Parking spaces** must be provided at a minimum rate of 1.6 spaces per **dwelling unit**;
- (B) The maximum height of a **building** or **structure**, excluding **basements** is:
  - (i) **2 storeys** within 21.0 metres of the RD zone; and
  - (ii) **3 storeys**, in all other cases;
- (C) Indoor **amenity space** must be provided at a minimum rate of 1 square metre for each **dwelling unit**;
- (D) The maximum **lot coverage** is 40%; and
- (E) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is not closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(604) Exception RA 604

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.0 **parking spaces** per **dwelling unit**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(605) Exception RA 605

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is 6.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 40.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** per **dwelling unit**;
- (E) Of the require parking:
  - (i) a minimum of 1.2 **parking space** per **dwelling unit** must be underground for residents; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be surface spaces for visitors;
- (F) Indoor **amenity space** must be provided at a minimum rate of 2.25 square metres for each **dwelling unit**;
- (G) The maximum **lot coverage** is 33%; and
- (H) The maximum height for a **building** or **structure** is 41.0 metres, and for the purpose of this exception, height is measured as the vertical distance between the average elevation of the finished grade at the front **main wall** of the **building** to the underside of the eaves.

Prevailing By-laws and Prevailing Sections: (None Apply)

(606) Exception RA 606

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 10.5 metres;

- (B) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 9.0 metres;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) The maximum **lot coverage** is 33%;
- (G) The maximum height of a **building** or **structure** is 3 **storeys**; and
- (H) A **nursing home** is permitted if:
  - (i) the **building** is set back from a **lot line** that abuts a **street** a least 10.5 metres;
  - (ii) the **building** is set back from a **side lot line** or **rear lot line** at least the greater of:
    - (a) 7.5 metres, or
    - (b) a distance equal to half of the height of the **building**;
  - (iii) **parking spaces** are provided at a minimum rate of 3 **parking spaces** for every 10 beds;
  - (iv) of the total required **parking spaces** required, a maximum of 20 **parking spaces** are located between the main **front wall** and the **lot line** abutting a **street**; and
  - (v) a minimum 30% of the area of the **lot** is used for no other purpose than **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(607) Exception RA 607

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) The maximum **lot coverage** is 33%; and
- (F) The minimum **building setback** for a **building** or **structure** is the lesser of:
  - (i) 76.0 metres from the top edge of the Scarborough Bluffs, or
  - (ii) a horizontal distance of 137.0 metres from the water's edge of Lake Ontario.

Prevailing By-laws and Prevailing Sections: (None Apply)

(608) Exception RA 608

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Neilson Rd.;
  - (ii) 12.0 metres if the **lot line** abuts Crow Trail; and
  - (iii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is the distance equal to half the height of the **building**;
- (C) The minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to half the cumulative total height of the two **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

- (F) A minimum of 45% of the **lot area** must be used for **soft landscaping**;
- (G) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (H) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.25 for each **dwelling unit** and used for surface visitor parking; and
- (I) A resident **parking space** must be located in a **building** or **structure**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(611) Exception RA 611

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **Amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**;
- (B) The maximum **lot coverage** is 33%;
- (C) **Parking spaces** must be provided at the following minimum rates:
  - (i) 1.2 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.2 for each **dwelling unit** and used for visitor parking; and
- (D) The maximum height of a **building** is 61 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 29, of former City of Scarborough by-law 14402

(612) Exception RA 612

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is the distance equal to half the height of the **building**;
- (C) The minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to half the cumulative total height of the two **buildings**;
- (D) **Parking spaces** must be provided at the following minimum rate:
  - (i) 1.0 for each **dwelling unit** and used for below grade resident parking; and
  - (ii) 0.12 for each **dwelling unit** and used for surface visitor parking;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) The maximum **building** height is the lesser of 14.0 metres and 4 **storeys**; and
- (G) A minimum of 50% of the **lot area** must be used for **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(615) Exception RA 615

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted in the zone, **personal service shops**, **retail stores** and offices are also permitted, and **dwelling units** are also permitted in a **townhouse**;
- (B) For an **apartment building**:
- (i) **amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**; and
  - (ii) the maximum height of the **building** is the lesser of 16 **storeys** and 51 metres, for any part of the **building** more than 30 metres from a **lot line** abutting Markham Rd.;
- (C) For a **townhouse building**:
- (i) the minimum **rear yard setback** is 5.2 metres;
  - (ii) **amenity space** must be provided in a **building** at a minimum rate of 0.3 square metres for each **townhouse** unit;
  - (iii) the minimum **building setback** from the **front lot line** is 3.0 metres; and
  - (iv) the minimum **building setback** for the **main wall** with **vehicle** access to a **parking space** is 5.6 metres; and
- (D) For a **building** with non-residential uses:
- (i) the maximum height is the lesser of 4 **storeys** and 14 metres;
  - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
  - (iii) the maximum **interior floor area** used for an office use is 372 square metres; and
  - (iv) the maximum **gross floor area** of all **retail stores**, **personal service shops** and office uses must not be more than 1,858 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(616) Exception RA 616

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **gross floor area** of the **building** must not be more than 1.5 times the area of the **lot**;
- (B) The minimum **building setback** from a **front lot line** is:
- (i) 36.0 metres from the centreline of McCowan Rd., measured from the original centreline of the road; and
  - (ii) 12.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between all above ground **main walls** of two **buildings** on the same **lot** is the distance equal to half the cumulative total height of the two **buildings**.
- (E) The maximum **lot coverage** is 15%;
- (F) A minimum of 70% of the **lot** must be used for **landscaping**;
- (G) **Amenity space** must be provided at a rate of 0.9 square metres for each **dwelling unit**;
- (H) **Parking spaces** must be provided at the following minimum rate:
- (i) 1.0 for each **dwelling unit** and used for below grade resident parking; and
  - (ii) 0.12 for each **dwelling unit** and used for surface visitor parking;
- (I) The minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (J) The maximum floor space index for a **lot** with a **dwelling unit** in a **Detached House**, **Semi-detached House** or **Duplex** is:
- (i) the lesser of 0.6 and 204 square metres, if the **lot area** is less than 408 square metres;
  - (ii) the lesser of 0.5 and 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
  - (iii) 0.4 if the **lot area** is more than 697 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(617) Exception RA 617

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 3688.

**(619) Exception RA 619**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres plus 50% of the **lot depth** in excess of 33.5 metres;
- (C) The maximum **building** height is 13.0 metres;
- (D) The maximum **lot coverage** is 36%; and
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.2 for each **dwelling unit** for tenant use; plus
  - (ii) 0.2 for each **dwelling unit** for visitor parking use.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(620) Exception RA 620**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave., McCowan Rd., Brimley Rd. and Bellamy Rd. is 25.0 metres measured from the original centreline of the **street**;
- (B) The minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The maximum height of a **building** is the lesser of 6 **storeys** and 20 metres;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) A minimum of 92.0 square metres of **amenity space** must be located on the **first floor**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**; and
- (G) A maximum of 30% of the **dwelling units** in the **building** may be two bedroom **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(621) Exception RA 621**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is 7.5 metres;
- (B) The minimum **building setback** from a **side lot line** is:
  - (i) 6.0 metres if it is the Northerly **side lot line**; and
  - (ii) for any other **side lot line** a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 3.0 metres;
- (D) The maximum height of a **building** is 22.5 metres;
- (E) **Amenity space** located in the **residential building** must be provided at a minimum rate of 1.0 square metre for each **dwelling unit**; and
- (F) **Parking space** must be provided at the minimum rate of:

- (i) 1.1 for each **dwelling unit** of which a minimum of 83% must be in an enclosed **building**; and
- (ii) 0.19 for each **dwelling unit** and used at grade visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(622) Exception RA 622

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height of a **building** is the actual height of the **building** as it existed on the date of the enactment of this By-law;
- (B) The minimum **front yard setback** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (D) The maximum **lot coverage** is that which existed on the date of the enactment of this By-law.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 43, of former City of Scarborough by-law 9396.

(623) Exception RA 623

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Eglinton Ave. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The maximum height of a **building** is the actual height of the **building** as it existed on the date of the enactment of this By-law;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**; and
- (E) A minimum of 92.0 square metres of **amenity space** must be located on the **first floor**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(624) Exception RA 624

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts St. Clair Ave., McCowan Rd., and Bellamy Rd. is 31.0 metres measured from the original centreline of the **street**;
- (B) The minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**; and
- (E) A minimum of 92.0 square metres of **amenity space** must be located on the **first floor**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(625) Exception RA 625

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 43.0 metres measured from the original centre line of the **street**, if the **street** is St. Clair Ave.; and



- (ii) 20.5 metres measured from the original centre line of the **street**, if the **street** is Brimley Rd.;
- (B) The minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 23 and 35, of former City of Scarborough by-law 9396.

(626) Exception RA 626

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts St. Clair Ave., McCowan Rd., Brimley Rd. and Bellamy Rd.; and
  - (ii) in all other cases 9.0 metres;
- (B) The minimum **side yard building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The maximum height of a **building** is the lesser of 6 **storeys** and 20 metres;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) A minimum of 92.0 square metres of **amenity space** must be located on the **first floor**; and
- (F) **Parking space** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(627) Exception RA 627

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Only the following uses are permitted:
  - (i) a **nursing home** if it does not have more than 301 beds; and
  - (ii) a senior's apartment if it does not have more than 53 **dwelling units**;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) 1.8 metres if the **lot line** abuts Leisure Lane;
  - (ii) 26.0 metres from the southerly **lot line**; and
  - (iii) 3.0 metres in all other cases;
- (C) The maximum height of a **building** or **structure** is the lesser of:
  - (i) 3 **storeys** or 11.0 metres for any part of the **building** or **structure** within 35.0 metres of a **lot line** abutting Midland Ave.;
  - (ii) 3 **storeys** or 11.0 metres for any part of the **building** or **structure** within 40.0 metres of the southerly **lot line**; and
  - (iii) 6 **storeys** or 20.0 metres in all other cases;
- (D) The total maximum **gross floor area** of all **buildings** may not be more than 1.5 times the area of the **lot**; and
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 0.25 for each **dwelling unit** in a seniors **apartment building**; and

- (ii) 0.25 for each bed in a **nursing home**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 15, of former City of Scarborough by-law 9364.

(629) Exception RA 629

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 33.0%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 16.0 metres and measured from the original centreline of the road allowance;
- (C) The minimum **building setback** from a **lot line** that does not abut a road is a distance equal to half the height of the **building**;
- (D) The maximum height of a **building of structure** is the lesser of 3 **storeys** and 11.0 metres; and
- (E) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(630) Exception RA 630

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 33.0%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 16.0 metres and measured from the original centreline of the road allowance;
- (C) The minimum **building setback** from a **lot line** that does not abut a road is a distance equal to half the height of the **building**; and
- (D) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(631) Exception RA 631

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 33.0%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 16.0 metres and measured from the original centreline of the road allowance;
- (C) The minimum **building setback** from a **lot line** that does not abut a road is a distance equal to half the height of the **building**;
- (D) The maximum height of a **building of structure** is the lesser of 4 **storeys** and 14.0 metres; and
- (E) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(633) Exception RA 633

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 33.0%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 4.5 metres;
- (C) 1.8 metres is the minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone;

(D) The maximum height of a **building of structure** is the lesser of 3 **storeys** and 11.0 metres; and

(E) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(635) Exception RA 635

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) The maximum **Lot coverage** is 33%;

(D) **Amenity space** must be provided at a minimum rate of 1.0 square metre for each **dwelling unit**; and

(E) **Parking spaces** must be provided at a minimum rate of:

(i) 1.25 for each **dwelling unit**; and

(ii) 1.5 for each 100 square metres used for a **Day Nursery**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(636) Exception RA 636

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **side lot line**, if it does not abut a **street**, is 6.0 metres;

(C) The minimum **building setback** from a **rear lot line** or **rear lot line**, if it does not abut a road, is 7.5 metres;

(D) The maximum height of a **building** is 19.0 metres;

(E) The maximum **Lot coverage** is 33%;

(F) **Amenity space** must be provided in the **residential building** at a minimum rate of 1.5 square metres for each **dwelling unit**;

(G) **Parking spaces** must be provided at a minimum rate of:

(i) 2.0 for each **dwelling unit**, of which one must be in a **building** and the second may be on a **driveway** in tandem with the first; plus

(ii) 0.2 for each **dwelling unit** and used for visitor parking; and

(H) The portion of a **building** located below ground and used for **parking spaces** is not subject to the minimum **building setback** requirements.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C" Exception 38, of former City of Scarborough by-law 10010.

(641) Exception RA 641

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(B) The minimum **building setback** from a **rear lot line** is 7.5 metres;

(C) The maximum **lot coverage** is 33%;

(D) **Amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**; and

(E) **Parking spaces** must be provided at a minimum rate of:

(i) 1.0 for each **dwelling unit** and used for tenant parking; and

(ii) 0.3 for each **dwelling unit** and used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(642) Exception RA 642

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) A maximum of 50% of the **Gross Floor Area** of the ground floor may be used for **dwelling units**; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(643) Exception RA 643

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in a RD, RS or RT zone is a distance equal to the greater of:
  - (i) 15.0 metres; and
  - (ii) half the height of the **building**;
- (C) The maximum **lot coverage** is 18%;
- (D) A wholly enclosed area in the **residential building** with a minimum **interior floor area** of 17.64 square metres must be provided and used only for the collection and storage of waste;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The area used as **amenity space** must:
  - (i) be located in the **residential building**;
  - (ii) have a minimum **interior floor area** of 46.0 square metres; and
  - (iii) have a maximum **interior floor area** of 93.0 square metres;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for tenant parking; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking;
- (H) A minimum of 66% of all **parking spaces** must be located in a below grade **structure**; and
- (I) Storage lockers must be provided at a minimum rate of 1 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 23, of former City of Scarborough by-law 10010;

(644) Exception RA 644

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that abuts a **lot** in a RD, RS or RT zone is a distance equal to the greater of:
  - (i) 15.0 metres; and
  - (ii) half the height of the **building**;
- (C) The maximum **lot coverage** is 18%;
- (D) A wholly enclosed area in the **residential building** with a minimum **interior floor area** of 17.64 square metres must be provided and used only for the collection and storage of waste;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The area used as **amenity space** must:
  - (i) be located in the **residential building**;
  - (ii) have a minimum **interior floor area** of 46.0 square metres; and
  - (iii) have a maximum **interior floor area** of 93.0 square metres;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for tenant parking; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking;
- (H) A minimum of 78% of all **parking spaces** must be located in a below grade **structure**; and
- (I) Storage lockers must be provided at a minimum rate of 1 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 9, of former City of Scarborough by-law 10010;

(645) Exception RA 645

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd.; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 30%;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The area used as **amenity space** must:
  - (i) be located in the **residential building**;
  - (ii) have a minimum **interior floor area** of 46.0 square metres; and
  - (iii) have a maximum **interior floor area** of 93.0 square metres;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for tenant parking; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking; and

(G) A minimum of 78% of all **parking spaces** must be located in a below grade **structure**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(646) Exception RA 646

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a **building** is not more than 91 metres from the **lot line** abutting Markham Rd. then:

(i) it may contain a maximum of 279 square metres used for one or more of:

- (a) **personal service shop**;
- (b) **financial institution**;
- (c) **take-out eating establishment**; and
- (d) drug store;

(ii) a **day nursery** is permitted if it does not occupy more than 837 square metres; and

(iii) a recreational centre is permitted if it does not occupy more than 930 square metres;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is:

(i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and

(ii) 12.0 metres in all other cases;

(C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;

(D) The minimum **building setback** from a **rear lot line** is 13.5 metres;

(E) The maximum **lot coverage** is 18%;

(F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50, but in no case is the total **amenity space** to be less than 198 square metres;

(G) The part of a **building** used for below grade parking must be set back from a **lot line** that abuts a **street** is a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**; and

(H) **Parking space** must be provided at a minimum rate of:

- (i) 1.0 for each **dwelling unit** for resident use; and
- (ii) 0.125 for each **dwelling unit** and used for visitor **parking space**; and

(I) 75% of all **parking spaces** must be located at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

(648) Exception RA 648

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) All **residential building** types are permitted, and the lands may be developed in compliance with the regulations of (B) or (C) below, but not both;

(B) For an **apartment building**:

(i) a minimum of 67 square metres of **lot area** is required of each **dwelling unit**;

(ii) the minimum **building setback** from a **front lot line** is 18.0 metres;

(iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;

(iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(v) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

(vi) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

- (vii) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (viii) the maximum **lot coverage** is 33%; and
- (ix) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and

(C) For **residential buildings** other than an **apartment building**:

- (i) a minimum of 199.0 square metres of **lot area** is required for each **dwelling unit**;
- (ii) the minimum **building setback** from a **front lot line** is 12.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres;
- (v) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (vi) the maximum **lot coverage** is 33%;
- (vii) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (viii) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)

(652) Exception RA 652

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(655) Exception RA 655

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations to the contrary, a **Nursing Home** or **Retirement Home** is not permitted;
- (B) 3.0 metres is the minimum **building setback** from a **lot line** that abuts Confederation Drive;
- (C) The maximum **lot coverage** is 33%;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) Indoor recreational space must be provided at a minimum rate of 3 square metres for each **dwelling unit**; and
- (G) A minimum of 148 **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 66, of former City of Scarborough by-law 9510

(656) Exception RA 656

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations to the contrary, a **Nursing Home** and **Retirement Home** is not permitted;
- (B) The following uses are permitted if the collective total **gross floor area** of these use is not more than 800 square metres:
  - (i) office;
  - (ii) **financial institution**;
  - (iii) optical Stores
  - (iv) florist;
  - (v) pharmacy;
  - (vi) card and gift Shops; and
  - (vii) computer/office supply stores;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 3.0 metres if the **lot line** abuts Confederation Drive; and
  - (ii) 60.0 metres if the **lot line** abuts Stevenwood Rd.;
- (D) The maximum **lot coverage** is 33%;
- (E) The maximum height of a **building** is the lesser of:
  - (i) 9.0 metres; and
  - (ii) 30 metres, measured from the lowest point at the **street** line of Markham Rd. located 120 metres north of the **lot line** on Stevenwood Rd. to the highest point of the **building** excluding mechanical equipment room;
- (F) Indoor recreational space must be provided at a minimum rate of 3 square metres for each **dwelling unit**;
- (G) **Amenity space** must be located in the **residential building**;
- (H) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.2 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.2 for each **dwelling unit** and used for visitor parking; and
- (I) **Parking spaces** for a **day nursery** must be provided at a minimum rate of 3.0 for each 100 square metres used for a **day nursery**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 66, of former City of Scarborough by-law 9510.

(657) Exception RA 657

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections

Site Specific Provisions:

- (A) The number of **dwelling units** on this site must not be more than 120 and not less than 100;
- (B) 3.0 metres is the minimum **building setback** from a **lot line** that abuts a **street**;
- (C) 7.5 metres is the minimum **building setback** from a **lot line** that does not abut a **street**;
- (D) The maximum height of a **building** is the lesser of 5 **storeys** and 17.0 metres;
- (E) The maximum **lot coverage** is 33%;
- (F) **Amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (G) **Amenity space** must be located in the **residential building**;
- (H) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.3 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.3 for each **dwelling unit** and used for visitor parking;



- (I) **Parking spaces** for a **day nursery** must be provided at a minimum rate of 3.0 for each 100 square metres used for a **day nursery**;
- (J) Despite regulations to the contrary, a Recreation Centre and a **Day nursery** are also permitted uses; and
- (K) A **retail store** is permitted if total **gross floor area** occupied by it is not more than 25.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(660) Exception RA 660

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** may be in a **detached house**, a **semi-detached house**, a **townhouse**, or an **apartment building**;
- (B) The maximum number of **dwelling units** permitted is:
  - (i) if located in an **apartment building**, 1 for each 80.0 square metres of **lot area**; and
  - (ii) if located in a **detached house**, **semi-detached house** or **townhouse**, 1 for each 199 square metres of **lot area**;
- (C) 36.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.;
- (D) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (E) For an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (F) The maximum **lot coverage** is 33%; and
- (G) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(664) Exception RA 664

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** may be in any **residential building** type;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 19.0 metres measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line**, that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the above ground **main walls** of two or more **buildings** on the same **lot** is a distance equal to half of the combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (F) A minimum of 50% of the **parking spaces** must be located in a **building**;
- (G) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (H) If developed as **dwelling units** in an **apartment building** the following applies:
  - (i) the maximum number of **dwelling units** must not exceed 1 for each 67 square metres of **lot area**; and
  - (ii) the maximum **lot coverage** is 18%; and
- (I) If developed with **dwelling units** in other than an **apartment building** the following applies:
  - (i) the maximum number of **dwelling units** must not exceed 1 for each 199 square metres of **lot area**; and
  - (ii) the maximum **lot coverage** is 40%.

Prevailing By-laws and Prevailing Sections: (None Apply)

(665) Exception RA 665

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 12.0 metres if the **lot line** abuts Neilson Rd., measured from the original centreline of the **street**; and
  - (ii) 9.0 metres if the **lot line** abuts any other **street**;
- (B) The maximum height of a **building** is the lesser of 15 **storeys** and 47 metres;
- (C) The maximum **lot coverage** is 18%;
- (D) The minimum **building setback** from a **lot line** for a below grade parking **structure** is equivalent to the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equal to the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1 for each **dwelling unit** for resident use; and
  - (ii) 0.12 for each **dwelling unit** for to be located at grade for visitor parking;
- (F) A minimum of 67% of all **parking spaces** must be located under ground; and
- (G) A recreation centre must be provided in a detached **building** having a maximum **gross floor area** of 744 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(666) Exception RA 666

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum set back from a **lot line** that abuts a **street** is:
  - (i) 25.0 metres if the **lot line** abuts Neilson Rd., measured from the original centreline of the **street**;
  - (ii) 18.0 metres if the **lot line** abuts Ellesmere Rd., measured from the original centreline of the **street**; and
  - (iii) 12.0 metres if the **lot line** abuts any other **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground **main wall** of two **buildings** on the same **lot** is a distance equal to half the total height of the two **buildings**;
- (D) The maximum **lot coverage** is 18%;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (G) A minimum of 50% of the **parking spaces** must be located in a **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(668) Exception RA 668

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the height of the **building** that existed on the date of the enactment of this By-law;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is that which existed on the date of the enactment of this By-law;

- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **side lot line** on the date of the enactment of this By-law;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the distance the **building** is set back from a **rear lot line** on the date of the enactment of this By-law;
- (E) The maximum **lot coverage** is 31.1%;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1 for each **dwelling unit** for resident use; and
  - (ii) 0.125 each **dwelling unit** for to be located at grade for visitor parking; and
- (G) A minimum of 67% of all **parking spaces** must be located under ground.

Prevailing By-laws and Prevailing Sections: (None Apply)

(671) Exception RA 671

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 12.0 metres if the **lot line** abuts Manse Rd.; and
  - (ii) 9.0 metres if the **lot line** abuts Wildlark Drive;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground portions of the **main walls** of two **buildings** on the same **lot** is a distance equal to half of the combined total height of the two **buildings**;
- (D) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (E) The maximum **lot coverage** is 40%;
- (F) The maximum height of a **building** is the lesser of 4 **storeys** and 14.0 metres;
- (G) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (H) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (I) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1 for each **dwelling unit** for resident use; and
  - (ii) 0.125 each **dwelling unit** for to be located at grade for visitor parking; and
- (J) A minimum of 67% of all **parking spaces** must be located under ground.

Prevailing By-laws and Prevailing Sections: (None Apply)

(674) Exception RA 674

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 7.5 metres if the **lot line** abuts Brimley Rd.; and
  - (ii) 3.0 metres in all other cases;
- (B) The minimum **building setback** from a **rear lot line** for all **buildings** and **structures**, including swimming pools is 10.0 metres;
- (C) The maximum height of the **building** is the lesser of 5 **storeys** and 17 metres;
- (D) The maximum **lot coverage** is equal to the percentage of the **lot** covered by **buildings** on the date of the enactment of this By-law;

- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 82, of former City of Scarborough by-law 10327.

(678) Exception RA 678

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** for a **building** that abuts a **street** is:
  - (i) 36.0 metres if the **lot line** abuts Lawrence Ave., measured from the original centreline of the **street**;
  - (ii) 31.0 metres if the **lot line** abuts Morningside Ave., measured from the original centreline of the **street**;  
and
  - (iii) 9.0 metres from any other **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (F) An area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** must be used for **soft landscaping**;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) A minimum of 66% of all parking spaces must be located underground; and [ By-law: 451-2022 ]
- (I) A minimum of 33% of the surface **parking spaces** must be for visitor parking. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(682) Exception RA 682

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** may be in a **townhouse** or an **apartment building**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the centreline of Kingston Rd.;
  - (ii) 22.0 metres, measured from the centreline of Galloway Rd.; and
  - (iii) 9.0 metres from Poplar Rd.;
- (C) For the part of the **lot** containing and required for an **apartment building** the following applies:
  - (i) the maximum number of **dwelling unit** may not be more than 1 for each 57 square metres used for an **apartment building**;
  - (ii) the minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to half the height of the **building**;
  - (iii) the portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
  - (iv) the maximum **building** height is the lesser of 18 **storeys** and 56 metres;
  - (v) **parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

- (vi) a minimum of 67% of all **parking spaces** must be located under ground;
- (vii) a minimum of 11% of the **parking space** must be for visitor parking;
- (viii) a **day nursery** is permitted if it has an **interior floor area** not more than 509 square metres;
- (ix) auditorium, adult games room, sauna baths, swimming pool, washrooms, kitchen and storage are permitted if the **interior floor area** is not more than 919 square metres; and
- (x) the minimum **building setback** from the southerly **lot line** is:
  - (a) 36.0 metres if the **building** is more than 3 **storeys**; and
  - (b) 18.0 metres if the **building** is 3 **storeys** or less; and

(D) For the part of the **lot** containing and required for a **townhouse building** the following applies:

- (i) a maximum of 70 **dwelling units** may be in to be located only in **townhouse buildings**;
- (ii) the minimum **building setback** from a **side lot line** or **rear lot line**, that does not abuts a **street**, is 6.0 metres;
- (iii) maximum height of a **townhouse building** is the lesser of 3 **storeys** and 10.0 metres;
- (iv) the maximum **lot coverage** must not be more than an amount equal to 57 square metres for each **dwelling unit**;
- (v) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**;
- (vi) a minimum of 75% of all **parking spaces** must be located under ground or in a **building**; and
- (vii) a minimum of 20% of the **parking space** must be for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)

(683) Exception RA 683

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 22.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;
  - (ii) 18.0 metres, if the **lot line** abuts Kingston Rd.; and
  - (iii) 9.0 metres if the **lot line** abuts any other **street**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street**, is a distance equal to half the height of the **building**;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the greater of:
  - (i) 3.0 metres; and
  - (ii) the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) The maximum **lot coverage** is 30%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) A minimum of 66% of all **parking spaces** must be located underground or in a **building**; and [ By-law: 451-2022 ]
- (H) A minimum of 33% of the surface **parking spaces** must be for visitor parking. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(684) Exception RA 684

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is the greater of 3.0 metres and:
  - (i) 16.5 metres, measured from the centre line of the original road allowance, if the **lot line** abuts Galloway Rd.; and
  - (ii) 21.0 metres, measured from the centre line of the **street**, if the **lot line** abuts Kingston Rd.;
- (B) The minimum ground floor area for a one- **storey building** is be 102 square metres per **dwelling unit**; and for a more than one- **storey building**, the minimum ground floor area is 51 square metres per **dwelling unit**;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a **street** a minimum of 3.0 metres;
- (D) **Amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (E) **Parking spaces** for resident use must be provided at a minimum rate of 1.0 for each **dwelling unit**;
- (F) **Parking spaces** for visitor use must be provided at a minimum rate of 0.3 for each **dwelling unit**; and
- (G) A **parking space** may be located in a yard that abuts a **street** if it is not located in the area of the required **building setback**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 70, of former City of Scarborough by-law 10327.

(685) Exception RA 685

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2346 and 2352 Weston Rd., Section 16(255) of the former City of York zoning by-law 1-83.

(686) Exception RA 686

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 64.20-A(76) of the City of North York zoning by-law 7625.

(690) Exception RA 690

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) is 25 metres, measured from the original centerline of the **street**, if the **lot line** abuts Warden Ave.; and
  - (ii) 6.0 metres from all other **streets**;
- (B) The minimum **building setback** from a **side lot line** is the distance equal to half the height of the **building**, except that the **building** erected on Block "B" of Plan 6454, may have a minimum **building setback** of 17.6 metres from the southerly **side lot line**;
- (C) **Amenity space** must be provided at the minimum rate of 9.0 square metres for each **dwelling unit** and it must be located in a recreational room in a **building**; and
- (D) **Parking spaces** must be provided at the minimum rate of 0.5 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(691) Exception RA 691

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **street** is 16.0 metres, measured from the original centerline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is the distance equal to half the height of the **building**, except that a **building** erected on Block "E" of Plan 6454, may have a minimum **building setback** of 8.8 metres from the easterly **side lot line**;
- (C) **Amenity space** must be provided at the minimum rate of 9.0 square metres for each **dwelling unit** and it must be located in a recreational room in a **building**; and
- (D) **Parking spaces** must be provided at the minimum rate of 0.5 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(692) Exception RA 692

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Victoria Park Ave.;
  - (ii) 10.5 metres if the **lot line** abuts Denton Avenue; and
  - (iii) 7.5 metres if the **lot line** abuts Macey Avenue;
- (B) The maximum surface area of the **lot** that may be covered by all **buildings** and **structures** is 16%;
- (C) The minimum **building setback** from the southerly **lot line** is 15.0 metres;
- (D) **Amenity space** must be provided at the minimum rate of 0.9 square metres for each **dwelling unit**;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structure** from a **lot line** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
  - (iii) this requirement does not apply to the lane along the southerly boundary of the these lands;
- (F) A maximum 20 **storeys** (18 **storeys** for apartment **dwelling units** over 2 lowest **storeys** containing **ancillary uses** such as automobile parking, storage, utilities and recreation centre);
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1 for each **dwelling unit** and used for resident parking and located in an enclosed structure below grade with a **landscaped** roof; and
  - (ii) 0.2 for each **dwelling unit** and used for visitor parking and located on grade or in an open **structure** below grade with a **landscaped** roof;
- (H) The minimum width of a **driveway** is:
  - (i) 4.8 metres if it is for one way traffic movement;
  - (ii) 6.0 metres if it is two way traffic movement; and
  - (iii) 3.0 metres if it is a ramp to underground parking;
- (I) Despite regulations to the contrary, **dwelling units** may only be in an **apartment building**;
- (J) The maximum **gross floor area**, excluding the **interior floor area** used for **amenity space**, is not to be more than:
  - (i) on Block A, 2.75 times the area of the **lot**; and
  - (ii) on Block B, 2.5 times the area of the **lot**;
- (K) The minimum amount of **landscaping** to be provided is:
  - (i) on Block A, 0.25 square metres for each 1.0 square metres of **gross floor area** in the **building**; and
  - (ii) on Block B, , 0.24 square metres for each 1.0 square metres of **gross floor area** in the **building**; and
- (L) A balcony and enclosed porch may project from a **building** a maximum of 1.85 metres into a required yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 451-2022 ]

(693) Exception RA 693

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Victoria Park Ave.;
  - (ii) 10.5 metres if the **lot line** abuts Denton Avenue; and
  - (iii) 7.5 metres if the **lot line** abuts Macey Avenue;
- (B) The minimum **building setback** from the southerly **lot line** is 12.0 metres;
- (C) The maximum surface area of the **lot** that may be covered by **building** may not be more than 17% of the **lot area**;
- (D) **Amenity space** must be provided at the minimum rate of 0.9 square metres for each **dwelling unit**;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structure** is the greater of:
  - (i) 3.0 metres;
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
  - (iii) this requirement does not apply to the **lane** along the southerly boundary of the these lands; [ By-law: 451-2022 ]
- (F) A maximum 18 **storeys** (16 **storeys** for apartment **dwelling units** over 2 lowest **storeys** containing **ancillary** uses such as automobile parking, storage, utilities and recreation centre);
- (G) The minimum width of a **driveway** is:
  - (i) 4.8 metres if it is for one way traffic movement;
  - (ii) 6.0 metres if it is two way traffic movement; and
  - (iii) 3.0 metres if it is a ramp to underground parking;
- (H) **Parking spaces** must be provided at a minimum rate of:
  - (i) 0.88 for each **dwelling unit** and used for resident parking and located in an enclosed **structure** below grade with a **landscaped** roof; and
  - (ii) 0.12 for each **dwelling unit** and used for visitor parking and located on grade or in an open **structure** below grade with a **landscaped** roof; [ By-law: 451-2022 ]
- (I) Despite regulations to the contrary, **dwelling units** may only be in an **apartment building**;
- (J) The maximum **gross floor area**, excluding the **interior floor area** used for **amenity space**, is not to be more than:
  - (i) on Block A, 2.75 times the area of the **lot**; and
  - (ii) on Block B, 2.5 times the area of the **lot**; [ By-law: 451-2022 ]
- (K) The minimum amount of **landscaping** to be provided is:
  - (i) on Block A, 0.25 square metres for each 1.0 square metres of **gross floor area** in the **building**; and
  - (ii) on Block B, , 0.24 square metres for each 1.0 square metres of **gross floor area** in the **building**; and
- (L) A balcony and enclosed porch may project from a **building** a maximum of 1.85 metres into a required yard setback.

Prevailing By-laws and Prevailing Sections: (None Apply)

(694) Exception RA 694

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **gross floor area** of all floor levels at grade or above may not be more than an area equal to 2.5 times the area of the **lot**, but does not include **interior floor area** used for retail, **amenity space** or mechanical purposes;
- (B) The minimum **building setback** from a **side lot line** is:



- (i) 20.0 metres if the **lot line** abuts a **lot** in a RD or RS zone; and
  - (ii) 7.5 metres in all other cases;
- (C) The minimum **building setback** from a **rear lot line** is 50.0 metres;
- (D) The maximum **lot coverage** is 15%;
- (E) The minimum **building setback** for a below grade parking **structure** from a **lot line** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**;
- (G) Of the **parking space** required by (F):
  - (i) a minimum of 87.5% must be used for resident parking and must be located in a **building**; and
  - (ii) a minimum of 12.5% must be used for visitor parking and must be located at grade;
- (H) A minimum of 60% of the **lot area** must be used for no other purpose than **landscaping**;
- (I) If there is an **apartment building** on the **lot**, the following uses are also permitted if they also comply with the requirements in (J) and (K) below:
  - (i) a **retail store** limited to a convenience store that may include the sale of foods and soft drinks prepared off the **premises**, and a drug store;
  - (ii) a **personal service** shop limited to a barber shop, beauty parlour, dry cleaning and laundry pick-up and delivery;
  - (iii) **day nursery**;
  - (iv) recreational use;
  - (v) rental office limited to the rental of units on the same **lot**;
- (J) The total permitted **gross floor area**:
  - (i) for all commercial uses other than office is 372 square metres;
  - (ii) for the apartment rental office uses is 372 square metres;
- (K) In addition to all other **parking spaces** required by this by-law a minimum of 9 surface **parking spaces** must be provided and used for no other purpose than the apartment rental office use.
- (L) The maximum height of the **building** is the actual **building** height that existed on the date of the enactment of this By-law; and
- (M) **Amenity space** must be provided at the minimum rate of 0.9 square metres for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 451-2022 ]

(696) Exception RA 696

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centerline of the **street**; if the **lot line** abuts Pharmacy Ave.; and
  - (ii) from any other **street**:
    - (a) 12.0 metres to any wall of the **building** 20 metres or more in length; and
    - (b) 7.5 metres to any wall of the **building** less than 20 metres in length;
- (B) The maximum **lot coverage** is 15%;
- (C) No part of a **building** may be less than 18.0 from a **lot line** that abuts a **lot** in a different zone, except that one corner of the **building** may be a minimum of 15.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** must be used for resident parking and the remaining **parking spaces** must be used for visitor parking;

- (E) A minimum of 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (F) The minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (G) **Amenity space** must be provided at the minimum rate of 0.9 square metres for each **dwelling unit** and must be located in the **residential building**;
- (H) The walls of **buildings**, containing habitable rooms, facing one another must maintain a minimum distance between the **buildings** of half of the sum of the height of the two **buildings** except where the overlap is less than 100%, in that case the minimum is not less than 45.0 m; where two walls less than 19.5 metres in length face each other the distance must be no less than 30.0 m, but, where one or both of these walls does not contain habitable rooms, the minimum distance must be not less than 24.0 metres. A minimum **side yard** of half the height of **ancillary** or recreational **buildings** must be provided from any other zone boundary. For the purpose of this regulation, overlap means, the greater of two distances, measured along the elevation of the **building**, between two lines extended perpendicularly from each **building** to the corners of an opposite **building**; and
- (I) **Retail store, personal service shop and eating establishment** are also permitted if:
  - (i) the maximum **interior floor area** of all **eating establishments** is not more than 50 square metres;
  - (ii) the combined **gross floor area** of all **retail store, personal service shop and eating establishments** is not more than 279 square metres;
  - (iii) all **retail store, personal service shop and eating establishments** are located on the **first floor**; and
  - (iv) **parking spaces** must be provided for these uses at a minimum rate of 1 for each 100 square metres of **gross floor area**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(697) Exception RA 697

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 15.0 metres;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum area equal to 25% of the **lot area** must be used for recreational uses and may be located in a **building** or outside on the **lot**;
- (F) A minimum of 70% of the **lot area** must be used for **landscaping**;
- (G) The minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** must be used for resident parking and the remaining **parking spaces** must be used for visitor parking; and
- (I) On the lands described as, COMMENCING at the north-east corner of **Lot 1**, Registered Plan 849; THENCE northerly 88.697 metres along the easterly boundary of Warden Ave. to the southerly boundary of the lands owned by the Board of Education and being presently used for the Warden Ave. **Public School**; THENCE westerly along the southerly boundary of the aforesaid Board of Education lands 187.935 metres to a point in the said southerly boundary; THENCE southerly 88.583 metres to a point; THENCE easterly along the northerly boundary of Registered Plan 849 187.249 metres to the easterly boundary of Warden Ave., and the place of beginning; a greenhouse existing on the date of the enactment of this By-law may continue to expand if:
  - (i) it is set back from a **lot line** that abuts a **street** at least:
    - (a) 19.0 metres, measure from the centreline of the original road allowance if the **lot line** abuts Warden Ave.; and
    - (b) 4.5 metres from a **lot line** that abuts any other **street**; and
  - (ii) not more than 50% of the **lot area** is covered by **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(698) Exception RA 698

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** is 9.0 metres;
- (C) The minimum **building setback** from a **rear lot line** is 15.0 metres;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum area equal to 25% of the **lot area** must be used for recreational uses and may be located in a **building** or outside on the **lot**;
- (F) A minimum of 70% of the **lot area** must be used for **landscaping**;
- (G) The minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** must be used for resident parking and the remaining **parking spaces** must be used for visitor parking; and
- (I) On the lands described as, COMMENCING at the north-east corner of **Lot 1**, Registered Plan 849; THENCE northerly 88.697 metres along the easterly boundary of Warden Ave. to the southerly boundary of the lands owned by the Board of Education and being presently used for the Warden Ave. **Public School**; THENCE westerly along the southerly boundary of the aforesaid Board of Education lands 187.935 metres to a point in the said southerly boundary; THENCE southerly 88.583 metres to a point; THENCE easterly along the northerly boundary of Registered Plan 849 187.249 metres to the easterly boundary of Warden Ave., and the place of beginning; a greenhouse existing on the date of the enactment of this By-law may continue to expand if:
  - (i) it is set back from a **lot line** that abuts a **street** at least:
    - (a) 19.0 metres, measure from the centreline of the original road allowance if the **lot line** abuts Warden Ave.; and
    - (b) 4.5 metres from a **lot line** that abuts any other **street**; and
  - (ii) not more than 50% of the **lot area** is covered by **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(707) Exception RA 707

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 6.0 metres from a **lot line** that abuts a **street**;
  - (ii) 4.6 metres from the north **lot line**; and
  - (iii) a distance equal to half the height of the **building** from the south **lot line**;
- (B) The maximum **building** height is 15.0 metres;
- (C) The maximum **lot coverage** is 30%; and
- (D) A maximum of 6 **parking spaces** may be located in a yard that abuts a **street**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(710) Exception RA 710

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 27 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal half the height of the **building**;
- (C) The minimum separation between the above ground **main walls** of two **buildings** on the same **lot** is a distance equal to half the combined total height of the two **buildings**;
- (D) A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**. [ By-law: 1092-2021 ]
- (E) The maximum **lot coverage** is 30%; and
- (F) A minimum 1.5 metre wide strip of land used for **soft landscaping** must be located along the entire part of a **lot line** that abuts a **lot** in the Residential Zone category.

Prevailing By-laws and Prevailing Sections: (None Apply)

(711) Exception RA 711

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 22.0 metres, measured from the original centreline of the **street**, if it is a **front lot line**; and
  - (ii) 3.6 metres, if it is a **side lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(712) Exception RA 712

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** is:
  - (i) 3.0 metres if the **lot line** abuts a **street**;
  - (ii) 6.0 metres if the **lot line** is the westerly **side lot line**;
  - (iii) 15.0 metres if the **lot line** is the easterly **side lot line**; and
  - (iv) 40.0 metres if the **lot line** is the northerly **rear lot line**;
- (B) The maximum **building** height is the lesser of 32 metres and 11 **storeys**;
- (C) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (D) The **side yard** abutting the easterly **lot line** must be used for **landscaping** with the exception that a **driveway** is permitted in the **street yard**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.3 for each **dwelling unit**;
- (F) A minimum of:
  - (i) 0.8 **parking spaces** per **dwelling unit** must be provided underground for resident parking; and [ By-law: 801-2020 ]
  - (ii) 0.2 **parking spaces** per **dwelling unit** to be provided on the surface for visitor parking; and

Prevailing By-laws and Prevailing Sections: (None Apply)

(713) Exception RA 713

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 36.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. and Markham Rd.; and
- (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in a residential RD zone is 7.5 metres;
- (C) A maximum of 50% of the interior floor area of the first floor may be used for **dwelling units**; [ By-law: 607-2015 ]
- (D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (E) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(716) Exception RA 716

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**; and [ By-law: 607-2015 ]
- (C) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 34, of former City of Scarborough by-law 10010.

(718) Exception RA 718

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (B) The minimum separation between the above ground **main walls** of two **building** on a **lot** is a distance equal to half the combined total height of the two **buildings**;
- (C) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit** of which 66% must be located below grade;
- (D) A minimum of 11% of the required **parking space** must be used for visitor parking;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) If the total area of **amenity space** to be provided is greater than 93 square metres, it must be provided in two or more room with no room having an area less than 46 square metres;
- (G) A below grade parking **structures** may be permitted in a **front yard** if it is set back the greater of:
  - (i) a minimum of 3.0 metres; and
  - (ii) a minimum distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 9.0 metres if the **lot line** abuts Bellamy Rd.; and
  - (ii) 7.5 metres in all other cases.

Prevailing By-laws and Prevailing Sections: (None Apply)

(726) Exception RA 726

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1990-156 and 1990-203.

**(727) Exception RA 727**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke by-laws 1982-192 and 1985-137.

**(729) Exception RA 729**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The number of **dwelling units** permitted is:

(i) for lands within 65 metres of Alton Towers Circle:

(a) a minimum of 50 **dwelling units** for each hectare; and

(b) a maximum of 65 **dwelling units** for each hectare; and

(ii) for lands more than 65 metres from Alton Towers Circle: [ By-law: 801-2020 ]

(B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(C) **Amenity space** must be provided within a **building** at a minimum rate of 1.0 square metres for each **dwelling unit**;

(D) If the **vehicle** entrance to a garage also faces the **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(E) The maximum height of a **building** or **structure** is:

(i) 15 metres for the portion located within 30 metres of Alton Towers Circle; and [ By-law: 801-2020 ]

(ii) 54 metres in all other cases;

(F) **Parking spaces** must be provided at the minimum rate of:

(i) 1.0 **parking space** for each **dwelling unit**;

(ii) 0.25 **parking space** for each **dwelling unit** in a senior citizen **building**; and

(iii) 0.3 **parking space** for each **dwelling unit** in an **apartment building** and used for visitor parking;

(G) In addition to the uses permitted, **day nurseries** and private home care are also permitted uses; and

(H) Despite regulations to the contrary, **dwelling units** may be located in all **residential building** types.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(731) Exception RA 731**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On or between the odd numbered addresses of 1467-1515 Bathurst St., 396 St. Clair Ave. W., City of Toronto by-law 358-98.

**(735) Exception RA 735**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 995-2009 as amended.

(736) Exception RA 736

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 601-2009.

(737) Exception RA 737

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 10.5 metres;
- (B) The maximum **lot coverage** is 50%;
- (C) The minimum **building setback** from a **side lot line** is the distance equal to half the height of the **building**;
- (D) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 7.5 metres; and
- (E) The maximum height of a **building** is the lesser of 11.0 metres and 3 **storeys**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(738) Exception RA 738

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) 22.0 metres, measured from the original centreline of the **street**, is the minimum **building setback** if the **lot line** abuts Pharmacy Ave., Danforth Rd., Victoria Park Ave., and Warden Ave.; and
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(739) Exception RA 739

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the road, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) On a reversed **lot**, a minimum 1.5 metre wide strip of land along the entire length of the **rear lot line** must be used for **soft landscaping**; and
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)

(740) Exception RA 740

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A maximum of 259 **dwelling units** in an **apartment building** and 12 **dwelling units** within multiple family dwellings are permitted on these lands;
- (B) The minimum **building setback** from a **lot line** is:
  - (i) 7.5 metres from the westerly **lot line**;
  - (ii) 7.5 metres for above ground **structures** From the northerly **lot line**, and no setback requirement for underground **structures**; and
  - (iii) 3.0 metres from a **lot line** that abuts a **street**, for above ground **structures** and no setback requirement for underground **structures**;
- (C) **Amenity space** must be provided inside a **building** at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (D) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.4 for each **dwelling unit** in an **apartment building**; and
  - (ii) 2.0 for each **dwelling unit** in a multiple-family dwelling;
- (E) The maximum height of a **building** is the lesser of 14 **storeys** and 44 metres;
- (F) Despite regulations to the contrary, a multiple-family dwelling is also a permitted **building** type on these lands; and
- (G) For the purpose of this exception, a multiple-family dwelling means two or more **dwelling units** arranged in a **building** so that not more than four (4) **dwelling units** have common access from one external entrance at grade level of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(741) Exception RA 741

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **dwelling unit** in an **apartment building** is permitted provided:
  - (i) The maximum **lot coverage** is 33 percent;
  - (ii) **Parking spaces** must be provided at a minimum rate of:
    - (a) 1.2 for each **dwelling unit** used for resident parking; and
    - (b) 0.2 for each **dwelling unit** used for visitor parking;
  - (iii) Indoor **amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**; and
  - (iv) The minimum **building setback** from a **lot line** that abuts Neilson Road or McLevin Avenue is 3.0 metres;
- (B) Despite Clause 15.10.20.10 and Clause 15.10.20.20, a **non-residential building** is permitted provided:
  - (i) the only uses permitted are **Art Gallery, Artist Studio, Automated Banking Machine, Custom Workshop, Day Nursery, Eating Establishment, Education Use, Financial Institution, Massage Therapy, Medical Office, Office, Personal Service Shop, Pet Services, Recreation Use, Retail Service, Retail Store, Service Shop, Take-out Eating Establishment, Veterinary Hospital, and Wellness Centre**;
  - (ii) The permitted maximum height for a **building** or **structure** on the **lot** is 8.0 metres, excluding rooftop mechanical equipment and parapet walls which may exceed the maximum permitted **height** for the **building** by 2.15 metres;
  - (iii) The maximum **gross floor area** on the **lot** must not exceed 1,150 square metres of which a maximum of 500 square metres may be used for **take-out eating establishment** and **eating establishment** uses;



- (iv) The minimum **front yard setback**, minimum **side yard setbacks**, minimum **rear yard setback**, minimum wall-to-wall separation distances and minimum distances to the Open Space - Natural Zone (ON) are as shown on Diagram 3 in By-law No. 798-2015;
- (v) The maximum **lot coverage** is 24 percent;
- (vi) The **lot** must have a minimum of 43 percent of the area of the **lot** for **landscaping**, including **driveways**;
- (vii) A minimum 3 metre strip of land in the Neilson Road and Mclewin Avenue **street yards** must be used for **landscaping**, excluding **driveways**;
- (viii) **Parking spaces** must be provided at a minimum rate of 3.0 **parking spaces** per 100 square metres of **gross floor area**;
- (ix) **Parking spaces** must not be located in the Neilson Road and Mclewin Avenue **street yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 798-2015 ]

(742) Exception RA 742

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres if the **lot line** abuts Kennedy Rd.; and
  - (ii) 12.0 meters in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) The maximum floor space index is 1.5;
- (E) The minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) A below grade parking **structure** may be located in all yards;
- (G) The minimum **building setback** for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) A minimum of 157 **parking spaces** must be provided on the **lot**, of which a minimum of 123 **parking spaces** must be located underground;
- (J) A minimum 40% of the **lot** must be used for no other purpose than **landscaping**; and
- (K) the maximum number of **dwelling units** must not be more than the sum of: The total number of bachelors units x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 must not exceed 401 times the site area in hectares, but, in no case, may 2-bedroom units exceed 31% of the total number of units and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(743) Exception RA 743

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres if the **lot line** abuts Kennedy Rd.; and
  - (ii) 12.0 meters in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;

- (D) The maximum floor space index is 1.5;
- (E) The minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) A below grade parking **structure** may be located in all yards;
- (G) The minimum **building setback** for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) A minimum 45% of the **lot** must be used for no other purpose than **landscaping**;
- (J) A minimum of 217 **parking spaces** must be provided on the site, of which a minimum of 141 **parking spaces** must be located underground;
- (K) A maximum of two **parking spaces** may be permitted in the **front yard** abutting Antrim Crescent; and
- (L) The maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 must not exceed 401 times the site area in hectares, but, in no case, may 2-bedroom units exceed 31% of the total number of units and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(744) Exception RA 744

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 22.0 meters, measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (C) A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**. [ By-law: 1092-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(747) Exception RA 747

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12.0 meters;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) The maximum floor space index is 1.5;
- (E) The minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) A below grade parking **structure** may be located in all yards;
- (G) The minimum **building setback** for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) A minimum of 235 **parking spaces** must be provided on the site, of which a minimum of 156 **parking spaces** must be located underground;
- (J) A minimum 45% of the **lot** must be used for no other purpose than **landscaping**; and
- (K) The maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of

3-bedroom units x 4.25 must not exceed 401 times the site area in hectares, but, in no case, may 2-bedroom units exceed 31% of the total number of units and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(749) Exception RA 749

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 18.0 metres if the **lot line** abuts Kennedy Rd.; and
  - (ii) 12.0 meters in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) The maximum floor space index is 1.5;
- (E) The minimum separation between the above ground **main wall** of two **building** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) A below grade parking **structure** may be located in all yards;
- (G) The minimum **building setback** for a below grade parking **structures** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) A minimum 45% of the **lot** must be used for no other purpose than **landscaping**;
- (J) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (K) Of the required **parking spaces**:
  - (i) a minimum of 66% must be located underground; and
  - (ii) 11% must be surface **parking spaces** for visitor use; and
- (L) The maximum number of **dwelling units** must not be more than the sum of: The total number of Bachelors x 1.5 the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25 must not exceed 401 times the site area in hectares, but, in no case, may 2-bedroom units exceed 31% of the total number of units and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

(750) Exception RA 750

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** abutting Ellesmere Rd. is:
  - (i) 2.7 metres, for any portion of the **building** that is one **storey** and contains a recreation area and/or lobby space; and
  - (ii) 9.0 metres in all other cases;
- (B) The **lot line** abutting Ellesmere Rd. is the **front lot line**;
- (C) There is no maximum **lot coverage**;
- (D) The minimum **building setback** from a **side lot line** is 12.0 metres;
- (E) The minimum **building setback** from a **rear lot line** is:
  - (i) 25.0 metres if the **rear lot line** abuts a **lot** in the RT zone; and
  - (ii) 7.5 metres in all other cases;
- (F) The maximum **building** height is 16 **storeys**;

- (G) In addition to the uses permitted in the zone, **retail stores** and **personal service shops** (excluding the preparation of food) are also permitted if:
- (i) the **gross floor area** of all retail stores and all **personal service shops** is 475 square metres;
  - (ii) they are set back a minimum of 180 metres from Mondeo Drive; and
  - (iii) they are on the **first floor**;
- (H) Underground parking **structures** are permitted to have zero (0) setback from the **lot lines** of Ellesmere Rd. and Mondeo Drive;
- (I) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**; and
- (J) Visitor **parking spaces** must be provided at a minimum rate of 0.2 spaces per **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(751) Exception RA 751

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback**, measured from the original centre line of the **street** is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
- (C) A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**. [ By-law: 1092-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

(752) Exception RA 752

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 6.0 metres;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (C) The minimum **building setback**:
  - (i) from the south **side lot line** is 0.8 metres; and
  - (ii) from the north **side lot line** is 1.0 metres;
- (D) The maximum **lot coverage** is 42%;
- (E) The maximum **building** height is 4.5 **storeys** and 14 metres;
- (F) Underground parking **structures** (including stairwells), must be set back at least:
  - (i) 1.2 metres from a **lot line** abutting Birchmount Rd.; and
  - (ii) 0.3 metres from all other **lot lines**;
- (G) **Parking spaces** must be provided at a minimum rate of 1.6 spaces for each **dwelling unit**; and
- (H) A minimum of 2 surface **parking spaces** for the disabled must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

(753) Exception RA 753

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback**, measured from the original centre line of the **street** is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**. [ By-law: 1092-2021 ]

- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(754) Exception RA 754

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback**, measured from the original centre line of the **street** is 36.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**. [ By-law: 1092-2021 ]
- (D) A minimum of 92 square metres of **first floor** must be utilized for recreational purposes.

Prevailing By-laws and Prevailing Sections: (None Apply)

(755) Exception RA 755

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback**, measured from the original centre line of the **street** is 36.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 18%;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) A minimum of 50% of the **lot area** must be used for **landscaping**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (G) Of the required **parking spaces**:
  - (i) a minimum of 55% must be located underground; and
  - (ii) 11% must be surface **parking spaces** for visitor use.

Prevailing By-laws and Prevailing Sections: (None Apply)

(756) Exception RA 756

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling units** must not be more than:
  - (i) one **dwelling unit** per 66 square metres of **lot area** for a Senior Citizens Home; or
  - (ii) one **dwelling unit** per 94 square metres of **lot area** for an **apartment building**;
- (B) The minimum **building setback** from the **lot line** is 6.0 metres;
- (C) The maximum height of the **apartment building** is the lesser of:
  - (i) 14.5 metres and 4 **storeys** for an **apartment building**; and
  - (ii) 40 metres and 11 **storeys** for a Senior Citizens Home;
- (D) **Amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (E) All **buildings** and **structures**, including swimming pools, must be set back a minimum of 10 metres from lands in the ON zone; and
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 0.5 for each **dwelling unit** in a Senior Citizens Home;

- (ii) 1.8 for each **dwelling unit** in a multiple family dwelling; and
- (iii) 1.4 for each **dwelling unit** in an **apartment building**;

Prevailing By-laws and Prevailing Sections: (None Apply)

(761) Exception RA 761

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke by-law 1772.

(769) Exception RA 769

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:

- (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Ave.;
- (ii) 25.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Birchmount Rd.; and
- (iii) 12.0 metres in all other cases;

- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;

- (E) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;

- (F) A minimum 50% of the **lot area** must be used for no other purpose than **landscaping**;

- (G) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

- (I) A minimum of 50% of all **parking spaces** must be located underground or in a **building**; [ By-law: 451-2022 ]

- (J) A minimum of 12% of the **parking spaces** must be for visitor parking; [ By-law: 451-2022 ]

- (K) Any **parking space** provided in excess of those required must be for visitor parking;

- (L) The maximum **building** height is the lesser of 4 **storeys** and 14.0 metres; and [ By-law: 451-2022 ]

- (M) On the lands municipally known as 3717 Sheppard Ave. E. a dental office existing in a **detached house** on the date of the enactment of this by-law is permitted if it has a minimum of 6 **parking spaces** in the **rear yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

(770) Exception RA 770

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;

- (B) The maximum **lot coverage** is 45%;

- (C) **Amenity space** must be provided at a minimum rate of 2.3 square metres for each **dwelling unit**;

- (D) The maximum **building** height is 43.0 metres;

- (E) The maximum height of a parking **structure** is 5.0 metres; and

- (F) **Parking space** must be provided at a minimum rate of:

- (i) 1.0 for each **dwelling unit** and used for resident parking; and
- (ii) 0.3 for each **dwelling unit** and used for visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 70, of former City of Scarborough by-law 12360.

**(772) Exception RA 772**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 25 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (D) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) A minimum 50% of the **lot area** must be used for no other purpose than **landscaping**;
- (F) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) A minimum of 50% of all **parking spaces** must be located underground;
- (I) **Parking spaces** provided in excess of the minimum required must be used for visitor parking;
- (J) The maximum **building** height is the lesser of 4 **storeys** and 13.0 metres; and
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(773) Exception RA 773**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **side lot line** and **rear lot line** is 7.5 metres; and
- (B) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 10, 18 and 60, of former City of Scarborough by-law 12360.

**(774) Exception RA 774**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum number of **dwelling unit** permitted is 240;
- (B) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 18.0 metres;
- (C) The minimum **building setback** from the southern **lot line** is a distance equal to half the height of the **building**;
- (D) The maximum **lot coverage** is 18%;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
  - (i) half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
  - (ii) 3.0 metres;
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit** of which:

- (i) 90% must be located underground; and
- (ii) 8.3% must be for visitor parking and located on the surface;

(G) The minimum **building setback** from a **lot line** that abuts a **lot** in the open space category is 7.5 metres; and

(H) The minimum **lot area** to be **soft landscaping** is equal to 18% of the total **gross floor area** of all **buildings**.

Prevailing By-laws and Prevailing Sections:

- (A) On 2351 Kennedy Road, City of Toronto By-law 532-1998. [ By-law: 1774-2019 ]

**(776) Exception RA 776**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625.

**(777) Exception RA 777**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **detached house**, **semi-detached house**, **duplex**, **triplex**, **townhouse** with every **dwelling unit** fronting directly on a **street**, and an **apartment building** are the only **residential building** types permitted;

- (B) The minimum **lot frontage** is:

- (i) 8.0 metres for a **detached house**;
- (ii) 12.0 metres for a **semi-detached house**, **duplex**, or **triplex**;
- (iii) 5.0 metres for a **townhouse**; and
- (iv) 20.0 metres for an **apartment building**;

- (C) The maximum **building** height is:

- (i) 11.0 metres and no more than 3 **storeys** for a **detached house**, **semi-detached house**, **duplex**, **triplex**, or **townhouse**; and
- (ii) 24.0 metres and no more than 8 **storeys** for an **apartment building**;

- (D) The maximum floor space index is:

- (i) 1.0 for a **detached house** or **semi-detached house**,
- (ii) 1.5 for a **duplex**, **triplex**, or **townhouse**; and
- (iii) 2.5 for an **apartment building**;

- (E) The minimum **rear yard setback** is:

- (i) 6.0 metres for a **detached house**, **semi-detached house**, **duplex**, **triplex**, or **townhouse**; and
- (ii) 7.5 metres for an **apartment building**;

- (F) The minimum **side yard setback** is:

- (i) 0.5 metres on one side and 1.2 metres on the other side for a **detached house**;
- (ii) 1.2 metres for a **semi-detached house**;
- (iii) 2.5 metres for a **duplex**, **triplex** or **townhouse**;
- (iv) 2.5 metres for the exterior of two attached **duplex** or **triplex buildings**; and
- (v) 4.5 metres for an **apartment building**;

- (G) A **duplex** may be attached to one other **duplex** on an adjacent **lot** in the same zone; and

- (H) A **triplex** may be attached to one other **triplex** on an adjacent **lot** in the same zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

**(778) Exception RA 778**



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** may be in a **detached house**, a **semi-detached house**, a **duplex**, a **triplex**, a **fourplex** or an **apartment building**;
- (B) The minimum **lot area** is:
  - (i) 325 square metres for a **detached house**;
  - (ii) 555 square metres for a **semi-detached house**;
  - (iii) 370 square metres for a **duplex**; and
  - (iv) 465 square metres for a **triplex**;
- (C) The minimum **lot frontage** is:
  - (i) 10.5 metres for a **detached house**;
  - (ii) 18.0 metres for a **semi-detached house**;
  - (iii) 12.0 metres for a **duplex**;
  - (iv) 15.0 metres for a **triplex**; and
  - (v) 22.5 metres for a **fourplex** or **apartment building**;
- (D) The maximum **building** height is 9.5 metres for a **detached house**; and
- (E) The minimum **side yard setback** is:
  - (i) 0.9 metres for a **detached house**, **semi-detached house**, **duplex**, or **triplex**; and
  - (ii) 0.6 times the height of the **building** for a **fourplex** or **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

- (A) On the lands municipally known as 2521-2543 Lakeshore Blvd. W., former City of Etobicoke by-law 2397.

(779) Exception RA 779

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Sheppard Ave. E.; and
  - (ii) 7.5 metres in all other cases;
- (B) The minimum **building setback** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (D) The maximum **lot coverage** is 30%;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of
  - (i) half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
  - (ii) 3.0 metres;
- (F) The **gross floor area** of all **building** must not exceed 1.5 time the **lot area**;
- (G) A minimum of 30% of the **lot area** must be used for **soft landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 0.43 for each 100 square metres of **gross floor area**;
- (I) Only the following suite types (individual dwelling units) are permitted: Bachelor with a minimum **interior floor area** of 33.0 square metres and 1-Bedroom with a minimum **interior floor area** of 47.0 square metres;
- (J) The maximum **building** height is the **lawful** height of the **building** existing on the date of the enactment of this by-law; and
- (K) The maximum number of **dwelling units** permitted is equal to the number of **dwelling units** lawfully existing in the **building** existing on the date of the enactment of this by-law.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 62, of former City of Scarborough by-law 12360. [ By-law: 451-2022 ]

(800) Exception RA 800

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 15.5.40.60 (1) (B), a platform with a floor that is higher than the first **storey** of the **building** may encroach into the required minimum **building setback** in (T) by a maximum of 1.5 metres;
- (B) Despite regulation 15.5.50.10 (1), a **lot** in the Residential Apartment Zone category must have:
- (i) A minimum of 40 percent of the area of the **lot** for **landscaping**; and
  - (ii) A minimum of 65 percent of the **landscaping** required in (i), above, must be **soft landscaping**;
- (C) In addition to the uses permitted in regulation 15.10.20.20(1), the following are also permitted in compliance with the conditions set out below:
- (i) An **art gallery**, **artist studio**, and **performing arts studio** are permitted in an **apartment building**, subject to the following:
    - (a) They are not located above the second **storey** of an **apartment building**; and
    - (b) The **interior floor area** of an individual establishment may not exceed 150 square metres;
  - (ii) A **personal service shop** and **take-out eating establishment** are permitted in an **apartment building**, subject to the following:
    - (a) They are not located above the first **storey** of an **apartment building**; and
    - (b) The **interior floor area** of an individual establishment may not exceed 150 square metres;
- (D) Despite Regulation 15.10.20.40(1), a **lawfully existing detached house**, **semi-detached house** and **townhouse** may be converted to contain up to four **dwelling units**, subject to the requirements of Clause 10.5.20.40;
- (E) Despite regulation 15.10.20.100(13), a **retail store** and **retail service** are permitted in an **apartment building**, subject to the following:
- (i) It may not be above the first **storey** of the **apartment building**; and
  - (ii) The **interior floor area** of an individual establishment may not exceed 150 square metres;
- (F) The total **interior floor area** of the uses identified in (C) and (E) above may not cumulatively exceed 400 square metres in a **building**;
- (G) The width of a residential lobby located on the first **storey** along a **main wall** of a **building** facing a **street** may not exceed the greater of:
- (i) 50 percent of the length of the **front lot line** if the **lot** has a minimum **lot frontage** of 60 metres; or
  - (ii) 30 metres;
- (H) The required minimum height and number of **storeys** for one or more **buildings** on a **lot** is as follows:
- (i) a minimum height of 12.0 metres and 4 **storeys** for at least one **building** on a **lot**; and
  - (ii) a minimum height of 6.0 metres and 2 **storeys** for any additional **buildings** on the same **lot**;
- (I) Despite (C) and (H) above, an **art gallery**, **artist studio**, **community centre**, library or **performing arts studio** are permitted in a **non-residential building** containing exclusively one or more of these uses, provided that the **building** or **structure** has a required minimum height of 6.0 metres and 2 **storeys**;
- (J) The required minimum **street yard** setbacks are:
- (i) 7.5 metres for **lots** abutting Erskine Avenue, Broadway Avenue, and Roehampton Avenue; and
  - (ii) 6.0 metres for **lots** abutting Keewatin Avenue, Davisville Avenue, Balliol Street, Soudan Avenue, Holly Street, Dunfield Avenue, Lillian Street, Redpath Avenue, and Brownlow Avenue;
- (K) A minimum of 60 percent of the **street yard** setback required in (J) above for **lots** abutting Broadway Avenue or Roehampton Avenue must be **soft landscaping**;
- (L) Despite regulation 15.10.40.70 (2), the required minimum **rear yard setback** is:
- (i) 7.5 metres from the **rear lot line**, or

- (ii) where the **rear lot line** abuts a **lane**, at least 7.5 metres from the **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**;
- (M) Publicly accessible pedestrian walkways that provide direct access to **streets**, **parks**, public **buildings**, outdoor amenity space accessible to the public, and **transportation uses**, or that provide direct access to adjacent **buildings** or **lots**, must be:
  - (i) at least 3.0 metres in width; and
  - (ii) located on the ground or ground level;
- (N) If a pedestrian walkway described in (M) above is interior to a **building**, it must have:
  - (i) A minimum width of 6.0 metres; and
  - (ii) A minimum vertical clearance of 4.5 metres, measured from floor to ceiling;
- (O) Pedestrian entrances to lobbies of **apartment buildings** will face and be directly accessible from a **street**;
- (P) Each **dwelling unit** or **day nursery** located on the first **storey** of an **apartment building** must have a pedestrian entrance that faces and provides direct access to a **street**, **lane** or pedestrian walkway described in (M) above;
- (Q) Every **building** with a height greater than 20.0 metres plus the required **front yard setback** must comply with the requirements of (R) to (U) below for the portions of a **building** which collectively enclose the entirety of a **storey** above the following heights:
  - (i) above the 4th **storey** of a **building**; or
  - (ii) a height of 15.0 metres, whichever is less;
- (R) Despite regulations 15.10.40.70(2), (3), and (4), the required minimum **side yard setback** and **rear yard setback** for the portion of the **building** specified in (Q) is 15.0 metres;
- (S) Despite regulations 15.10.40.80(1) and (2), if a line projected at a right angle from a **main wall** of a **building** intercepts another **main wall**, the required minimum above-ground separation distance between the **main walls** for the portion of the **building** specified in (Q) above is 30.0 metres from:
  - (i) another **building** on the same **lot**; and
  - (ii) another **main wall** of the same **building**
- (T) Any part of a **building** identified in (Q) must be set back:
  - (i) at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
  - (ii) despite (i) above, if on a **lot** abutting Redpath Avenue, at least 8.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (U) The permitted maximum floor area for each **storey** of a **building** containing residential uses, as specified in (Q) above, is 750 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies;
- (V) Every **building** on a **lot** located west of Mount Pleasant Avenue with a height less than 20.0 metres plus the required **front yard setback** must comply with the following:
  - (i) any part of a **building**, located above a height of 19.5 metres, must be set back at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (W) A **building** subject to the requirements of (V) above located north of Eglinton Avenue West must also comply with the following:
  - (i) Any part of a **building**, located above a height of 13.5 metres, must be set back at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (X) A **building** containing 80 **dwelling units** or greater must comply with the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** in a **building** on the **lot** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** in a **building** on the **lot** must contain three or more bedrooms;
  - (iii) in addition to the requirements of (i) and (ii) above, an additional 15 percent of the total number of **dwelling units** in a **building** on a **lot** must include a minimum **interior floor area** of 87 square metres; and

(iv) for the purposes of applying i), ii), and iii), **dwelling units** that are required to be replaced, including pursuant to Section 3.2.1.6. of the City of Toronto Official Plan and/or secured through s.111 of the City of Toronto Act, are excluded from the above calculation;

(Y) Despite regulations 150.5.20.1(1), (2), and (7), a **home occupation** in the Residential Apartment Zone Category may be a **personal service shop**, limited to the following types of services:

- (i) barber;
- (ii) hairdresser;
- (iii) beautician;
- (iv) dressmaker;
- (v) seamstress; and
- (vi) tailor;

(Z) Despite regulation 150.5.20.1(6), a **home occupation** in the Residential Apartment Zone Category may have employees working in the **dwelling unit** in addition to the business operator, provided that that **home occupation** is located on the ground floor with direct access to a **street**;

(AA) The required minimum **building setback** from a **lot line** that abuts a **lot** in the Open Space Zone category is the greater of:

- (i) the requirements of Clause 15.10.40.70; or
- (ii) 5.0 metres; and

(BB) These **premises** must comply with regulation 900.7.10(801).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 63-2024 ]

(801) Exception RA 801

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) In addition to the requirements of Regulation 5.10.30.1(1), no land may be used and no **building** or **structure** may be erected or used on the land unless all municipal water mains and municipal sewers, and their appurtenances have adequate capacity to service the **building** or **structure**, to the satisfaction of the City; and

(B) Regulation (A) above does not apply to the construction, erection or placing of:

- (i) of a **residential building** or **structure** for residential purposes on a **lot** if that **lot** will contain 10 or fewer **dwelling units, dwelling rooms, or bed-sitting rooms**;
- (ii) an **ancillary building** associated with a permitted **residential building**;
- (iii) an **ancillary building** not cited in Regulation (B)(ii) above, if the **ancillary building** is less than 50 square metres in **gross floor area**;
- (iv) a **building** used as a temporary sales pavilion, model home, or construction office associated with a **building** that will not be constructed on the same **lot**;
- (v) a tent, marquee, or air supported **structure**;
- (vi) an addition of less than 50 square metres in **gross floor area** to a **lawfully existing building**, if the **lawfully existing building** is:
  - (a) on a lot that will contain or contains no more than 10 **dwelling units, dwelling rooms, and bed-sitting rooms**;
  - (b) an **ancillary building** associated with a permitted **residential building, mixed use building or non-residential building**; or
  - (c) a **non-residential building**; and
- (vii) the replacement or reconstruction of a **building** or **structure**, or part of a **building** or **structure**, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto if the **gross floor area** and height of the **building** or **structure** are not increased, no **building** or **structure** setback is reduced, and the use of the land is not changed.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 63-2024 ]

(802) Exception RA 802

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (C) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required in Section 10.5 of this By-law;
- (D) The minimum **lot frontage** for a **lot** with a **lawfully existing detached house** is 9.0 metres; and
- (E) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 33 Holly Street, 44 Dunfield Avenue, and 86-88 Soudan Avenue, City of Toronto By-law 1348-2018(LPAT);
- (B) On 45-77 Dunfield Avenue, City of Toronto By-law 443-2016;
- (C) On 88 Redpath Avenue, Section 12(2) 37 of former City of Toronto By-law 438-86, and former City of Toronto by-law 833-02;
- (D) On 18 Brownlow Avenue, City of Toronto by-laws 22036 and 1280-07, and City of Toronto by-law 267-08;
- (E) On 18 Brownlow Avenue and 190-200 Soudan, City of Toronto by-law 382-2023(OLT);
- (F) On 55 Brownlow Avenue, former City of Toronto by-law 22034;
- (G) On 11 Lillian Street and 132-142 Soudan Avenue, City of Toronto by-law 810-2015;
- (H) On 174-188 Soudan Avenue and 71 and 73 Redpath Avenue, City of Toronto by-law 1094-2019(LPAT);
- (I) On lands municipally known as 214-226 Soudan Avenue and 19-21 Brownlow Avenue, former City of Toronto By-law 1278-2022 (OLT); and
- (J) On lands municipally known as 214-226 Soudan Avenue and 19-21 Brownlow Avenue, City of Toronto By-law 1279-2022 (OLT). [ By-law: 63-2024 ]

(803) Exception RA 803

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (C) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by this By-law; and
- (D) If the requirements of Regulations 900.7.10(800)(A) to (BB) are complied with, prevailing by-laws and prevailing sections (A) to (C) of Regulation 900.7.10(803) below do not apply to the **lot**; and
- (E) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 108 Redpath Avenue, former City of Toronto by-laws 325-69 and 94- 0312;
- (B) On the lands municipally known as the even numbered addresses of 66 - 72 Redpath Avenue, City of Toronto by-law 714-2005;
- (C) On 158 Soudan Avenue, former City of Toronto By-law 162-75; and
- (D) Prevailing by-laws and prevailing sections (A) to (C) above apply, except as otherwise provided for in Site Specific Provision (D) of Regulation 900.7.10(803). [ By-law: 63-2024 ]

(804) Exception RA 804

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (C) If the requirements of Regulations 900.7.10(800)(A) to (BB) are complied with, prevailing by-laws and prevailing sections (A) and (B) of Regulation 900.7.10(804) below do not apply to the **lot**; and

(D) The required minimum floor space index of all land uses on a **lot** located south of Erskine Avenue is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 73, 75, 77, and 79 Keewatin Avenue and 88 Erskine Avenue, former City of Toronto By-laws 362-67, 400-67, 483-79 and 1546-2019 (OMB);
- (B) On 109 Erskine Avenue, City of Toronto By-law 995-2022; and
- (C) Prevailing by-laws and prevailing sections (A) and (B) above apply, except as otherwise provided for in Site Specific Provision (C) of Regulation 900.7.10(804). [ By-law: 63-2024 ]

(805) Exception RA 805

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (C) Despite regulation 15.10.40.10(1), the maximum permitted height on the lands municipally known as 368, 411, 435, and 485 Eglinton Avenue East is 18.0 metres; and
- (D) The required minimum floor space index of all land uses on **lots** located south of Erskine Avenue is 2.0.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 63-2024 ]

(806) Exception RA 806

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); and
- (C) The required minimum floor space index of all land uses on **lots** located south of Erskine Avenue is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 18, 20, 22, 24, 26 and 30 Erskine Avenue, former City of Toronto By-law 265-2017 (OMB);
- (B) On 55 Erskine, City of Toronto By-law 451-2021 (LPAT);
- (C) On 101 Erskine Avenue and 66 Broadway Avenue, former City of Toronto By-law 222-2013;
- (D) On 140 and 160 Erskine Avenue, former City of Toronto by-laws 362-67, 400-67, and 483-79; and
- (E) On 73, 75, 77, and 79 Keewatin Avenue and 88 Erskine Avenue, former City of Toronto By-laws 362-67, 400-67, 483-79 and 1546-2019 (OMB). [ By-law: 63-2024 ]

(807) Exception RA 807

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (C) If the requirements of Regulations 900.7.10(800)(A) to (BB) are complied with, prevailing by-laws and prevailing sections (A) of Regulation 900.7.10(807) below does not apply to the **lot**; and
- (D) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 7 Broadway Avenue and 2345 Yonge Street, former City of Toronto by-law 709-86; and
- (B) Prevailing by-laws and prevailing sections (A) above applies, except as otherwise provided for in Site Specific Provision (C) of Regulation 900.7.10(807). [ By-law: 63-2024 ]

(808) Exception RA 808

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (C) If the requirements of Regulations 900.7.10(800)(A) to (BB) are complied with, prevailing by-laws and prevailing sections (A) to (C) of Regulation 900.7.10(808) below do not apply to the **lot**; and
- (D) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 110, 114, and 120 Broadway Avenue, City of Toronto by-law 210-2021 (LPAT);
- (B) On 117 and 127 Broadway Avenue, City of Toronto by-law 974-2020 (LPAT);
- (C) On 200 Roehampton Avenue, former City of Toronto by-law 165-69; and
- (D) Prevailing by-laws and prevailing sections (A) to (C) above apply, except as otherwise provided for in Site Specific Provision (C) of Regulation 900.7.10(808). [ By-law: 63-2024 ]

(809) Exception RA 809

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (C) Despite regulation 15.10.40.10(1), the maximum permitted height is 18 metres; and
- (D) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 63-2024 ]

(810) Exception RA 810

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); and
- (C) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 40-44 Broadway Avenue, City of Toronto by-law 1255-2022 (OLT);
- (B) On 75 Broadway, City of Toronto by-law 1014-2020(LPAT);
- (C) On 55 and 65 Broadway Avenue, City of Toronto by-law 24-2021(LPAT);
- (D) On the even numbered addresses of 150-152 Roehampton Avenue, City of Toronto by-laws 732-2005, and 6-2006(OMB);
- (E) On 89 and 101 Roehampton Avenue, 1091-2019 (LPAT);
- (F) On 39-41 Roehampton Avenue and 50 Eglinton Avenue East, City of Toronto by-law 1482-2019 (LPAT);
- (G) On 17 and 25 Broadway Avenue, and 70 Roehampton Avenue, former City of Toronto by-law 817-2007;
- (H) On 25 and 25R Roehampton Avenue and 2263-2287 Yonge Street, former City of Toronto by-law 1109-2013; and
- (I) On 30 Roehampton Avenue and 2345 Yonge Street, former City of Toronto by-law 1361-2011. [ By-law: 63-2024 ]

(811) Exception RA 811

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); and
- (C) The required minimum floor space index of all land uses on **lots** located west of Pailton Crescent is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 265 Balliol Street, City of Toronto By-law 890-2021 (OLT);
- (B) On 185 Balliol Street and 8 Pailton Crescent, City of Toronto By-law 999- 2022;
- (C) On 200 Balliol Street, City of Toronto By-law 805-04;
- (D) On 33 Davisville Avenue, former City of Toronto by-laws 22535 and 113-70;
- (E) On 141 Davisville Avenue, former City of Toronto by-law 365-67;
- (F) On or between the odd numbered addresses of 223-225 Davisville Avenue, former City of Toronto by-law 22535;
- (G) On 45 and 57-93 Balliol Street, City of Toronto by-law 983-2023;
- (H) On 95-131 & 155 Balliol Street, City of Toronto by-law 1162-2022 (OLT);
- (I) On 99 Davisville Avenue and 118 Balliol Street, City of Toronto by-law 1074-2013;
- (J) On 22 Balliol Street, City of Toronto by-law 1288-2022 (OLT) (OLT Order, August 12, 2022 - OLT-22-003674); and
- (K) On 265 Balliol Street, City of Toronto by-law 890-2021 (OLT). [ By-law: 63-2024 ]

(812) Exception RA 812

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); and
- (C) The required minimum floor space index of all land uses on **lots** located west of Pailton Crescent is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 77-85 and 109 to 111 Davisville Avenue, former City of Toronto By-law 22535. [ By-law: 63-2024 ]

(813) Exception RA 813

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with Regulation 900.7.10(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); and
- (C) The required minimum floor space index of all land uses on **lots** located west of Pailton Crescent is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 195-221 Davisville Avenue, former City of Toronto by-law 22535; and
- (B) On or between the even numbered addresses of 216-240 Balliol Street, former City of Toronto by-law 22535. [ By-law: 63-2024 ]



## 900.8 RAC - Zone

### 900.8.1 General

#### (1) RAC Zone Exceptions

The regulations in Article 900.8.10 apply only to the exceptions subject to the RAC zone and identified with the corresponding exception number. [ By-law: 572-2014 ]

### 900.8.10 Exceptions for RAC Zone

#### (1) Exception RAC 1

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The number of permitted **dwelling units** is:

- (i) a minimum of 145 **dwelling units** for each hectare of **lot area**; and
- (ii) a maximum of 170 **dwelling units** for each hectare of **lot area**; [ By-law: 348-2021 ]

(B) The minimum **building setback** from a **lot line** abutting a **street** is 3.0 metres;

(C) **Amenity space** must be provided within a **building** at a minimum rate of 1.0 square metre for each **dwelling unit**;

(D) A **vehicle** entrance to a **parking garage** that faces the **street** must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;

(E) The maximum height of a **building** or **structure** is:

- (i) 15 metres for the portion located within 30 metres of Alton Towers Circle; and [ By-law: 348-2021 ]
- (ii) 54 metres in all other cases;

(F) **Parking spaces** must be provided at the minimum rate of:

- (i) 1.0 **parking space** for each **dwelling unit**; and
- (ii) 0.3 **parking space** for each **dwelling unit** and used for visitor parking; and

(G) A **parking space** in a yard that abuts a **street** must be a minimum of 3.0 metres from the **lot line** that abuts the **street**.

(H) The maximum **lot coverage** may exceed 40 percent [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

#### (2) Exception RAC 2

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The number of **dwelling units** permitted is a maximum of 150 **dwelling units** for each hectare of **lot area**;

(B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;

(C) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;

(D) Of the required parking:

- (i) a minimum of 1.0 **parking space** per **dwelling unit** must be enclosed for residents; and
- (ii) a minimum of 0.3 **parking space** per **dwelling unit** must be for visitors;

(E) **Parking spaces** may be between the **main wall** and a **lot line** abutting a **street** if the **parking space** is set back a minimum of 3.0 metres from the **lot line**;

(F) Indoor **amenity space** must be provided at a minimum rate of one square metre for each **dwelling unit**;

(G) The maximum height for a **building** or **structure** is 54.0 metres;

(H) The maximum **lot coverage** may exceed 40%; and

(I) Swimming pools are permitted in the **rear yard** and **side yards**, if:

- (i) the yard is not abutting a **street**;
- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is no closer to a **lot line** than 1.2 metres. [ By-law: 348-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(3) Exception RAC 3

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) The maximum floor space index is 1.5;
- (E) The minimum separation between the above ground **main wall** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) A below grade parking **structure** may be in a yard;
- (G) The minimum **building setback** for a below grade parking **structure** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) A minimum of 209 **parking spaces** must be provided on the **lot**, of which a minimum of 128 **parking spaces** must be underground;
- (J) A minimum of 40% of the **lot area** must be **landscaping**; and
- (K) The maximum number of **dwelling units** must be no more than the sum of: The total number of Bachelors x 1.5, the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25, must not exceed 401 times the **lot area** in hectares; and, in no case, may 2-bedroom units exceed 31% of the total number of units, and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(4) Exception RAC 4

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 15%;
- (D) The maximum floor space index is 1.5;
- (E) The minimum separation between the above ground **main wall** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) A below grade parking **structure** may be in a yard;
- (G) The minimum **building setback** for a below grade parking **structure** is a distance equal to the vertical distance between the surface of the lowest floor of the **structure** and the average elevation of grade along the **front lot line**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (I) A minimum of 211 **parking spaces** must be provided on the **lot**, of which a minimum of 144 **parking spaces** must be underground;
- (J) A maximum of six **parking spaces** are permitted in the **front yard** abutting Antrim Crescent;

- (K) An area equal to no less than 43% of the **gross floor area** of the **building** or **buildings**, minus the **gross floor area** for **basements**, must be landscaping;
- (L) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking; and
- (M) The maximum number of **dwelling units** must be no more than the sum of: The total number of Bachelors x 1.5, the total number of 1-Bedroom units x 2.25, the total number of 2-bedroom units x 3.25, the total number of 3-bedroom units x 4.25, must not exceed 401 times the **lot** area in hectares; and, in no case, may 2-bedroom units exceed 31% of the total number of units, and 3-bedroom units may not exceed one per floor.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(5) Exception RAC 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) The maximum **lot coverage** is 22%;
- (I) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (K) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (L) On Blocks B, D and E on Registered Plan M-1492, free-standing recreation **buildings** must be provided and must only serve these lands;
- (M) The maximum height for a **building** or **structure** is 54.0 metres; and
- (N) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(6) Exception RAC 6

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. and Warden Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Bridletowne Circle is 12.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum **lot coverage** is 15%;
- (J) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (K) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (L) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (M) The maximum height for a **building** or **structure** is 54.0 metres; and
- (N) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(7) Exception RAC 7

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.4 spaces per **dwelling unit**;
- (C) Of the required **parking spaces**:
  - (i) a minimum of 1.2 **parking spaces** must be below grade for residents;
  - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors; and
  - (iii) a maximum of 0.2 **parking spaces** per **dwelling unit** may be in a **street yard**;
- (D) **Amenity space** must be provided at a minimum rate of 93 square metres for the first **dwelling unit**, plus an additional 1.9 square metres for each unit over 50;
- (E) The maximum **lot coverage** is 40%;
- (F) The maximum height for a **building** or **structure** is 70.0 metres;
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres;
- (H) The **parking space** requirements and the **amenity space** requirements apply collectively to the whole of the area.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(8) Exception RAC 8

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.4 spaces per **dwelling unit**;
- (C) Of the required **parking spaces**:
  - (i) a minimum of 1.2 **parking spaces** must be below grade for residents;
  - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors; and
  - (iii) a maximum of 0.2 **parking spaces** per **dwelling unit** may be in a **street yard**;
- (D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (E) The maximum **lot coverage** is 40%;
- (F) The maximum height for a **building** or **structure** is 65.0 metres;
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres;
- (H) The **parking space** requirements and the **amenity space** requirements apply collectively to the whole of the area.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(9) Exception RAC 9

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.6;
- (B) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 18.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.2 spaces per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 1.2 **parking spaces** must be enclosed or below grade for residents; and
  - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;
- (F) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (G) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) An area equal to no less than 45% of the total **gross floor area** of all **buildings** on the **lot** must be **landscaping**;
- (I) The maximum **lot coverage** is 16%;
- (J) The maximum height for a **building** or **structure** is 54.0 metres; and
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(10) Exception RAC 10

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.4 spaces per **dwelling unit**;
- (C) Of the required **parking spaces**:
  - (i) a minimum of 1.2 **parking spaces** must be below grade for residents; and
  - (ii) a minimum of 0.2 **parking spaces** must be surface spaces for visitors;
- (D) Despite regulations to the contrary, **parking spaces** may be in a **street yard**;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) The maximum **lot coverage** is 40%;
- (G) The maximum height for a **building** or **structure** is 54.0 metres;
- (H) Despite regulations to the contrary, swimming pools are permitted in any yard; and
- (I) The requirements of this exception and this by-law apply collectively to the whole of this area.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(11) Exception RAC 11

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Ave.; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is:
  - (i) 21.0 metres measured from the original centre line of the **street** if the **side lot line** abuts Sheppard Ave.; and
  - (ii) 3.0 metres in all other cases;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) A minimum of 70% of the **lot area** must be **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 66% of all **parking spaces** must be underground; [ By-law: 451-2022 ]
- (J) A minimum of 11% of the **parking spaces** must be for visitor parking; [ By-law: 451-2022 ]
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(12) Exception RAC 12

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 36.0 metres measured from the original centreline of the **street** if the **front lot line** abuts Sheppard Ave. or Birchmount Rd.; and
  - (ii) 18.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to the greater of:
  - (i) half the height of the **building**; and
  - (ii) half the length of the **building**;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD zone or RS zone is 15.0 metres;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 18%;
- (G) A minimum of 50% of the **lot area** must be **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 66% of all **parking spaces** must be underground; [ By-law: 451-2022 ]
- (J) A minimum of 11% of the **parking spaces** must be for visitor parking; [ By-law: 451-2022 ]
- (K) On the lands municipally known as 365 Bay Mills Boulevard a **Day Nursery** is permitted if:
  - (i) it is on the ground floor; and
  - (ii) it has an **interior floor area** less than 372 square metres;
- (L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(13) Exception RAC 13

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Birchmount Rd. is 31.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (D) The minimum **building setback** from a **side lot line** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a minimum of 77% must be below grade; and
  - (ii) a minimum of 11% must be for visitors;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum **lot coverage** is 18%;
- (J) A minimum of 50% of the **lot area** must be **landscaping**;
- (K) The maximum height for a **building** or **structure** is 54.0 metres; and
- (L) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;

- (ii) the water surface area does not exceed 15% of the **lot area**; and
- (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(14) Exception RAC 14

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **lot area** is:
  - (i) the greater of 665 square metres or 139 square metres per **dwelling unit** for an **apartment building** with 5 **dwelling units**; and
  - (ii) 116 square metres per **dwelling unit** for an **apartment building** with more than 5 **dwelling units**;
- (B) The minimum **lot frontage** is:
  - (i) 18.0 metres for an **apartment building** with 5 **dwelling units**; and
  - (ii) 24.0 metres for an **apartment building** with more than 5 **dwelling units**;
- (C) The maximum height is 14.0 metres.
- (D) The minimum **front yard setback** is 7.5 metres.
- (E) The minimum **rear yard setback** is the greater of 6.0 metres or 20% of the **lot depth**; and
- (F) The minimum **side yard setback** is:
  - (i) 3.0 metres for an **apartment building** with 5 **dwelling units**; and
  - (ii) half the height of the **building** for an **apartment building** with more than 5 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(15) Exception RAC 15

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Sheppard Ave., Neilson Rd. or Finch Ave.;
  - (ii) 12.0 metres if the **lot line** abuts Tapscott Rd. or Washburn Way; and
  - (iii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is the distance equal to half the height of the **building**;
- (C) The minimum separation between all above ground **main walls** of two **residential buildings** on the same **lot** is the distance equal to half the cumulative total height of the two **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Parking spaces** must be provided at the following minimum rate:
  - (i) 1.0 for each **dwelling unit** and used for below grade resident parking; and
  - (ii) 0.12 for each **dwelling unit** and used for surface visitor parking;
- (F) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) A minimum of 45% of the **lot area** must be **soft landscaping**; and
- (H) The minimum **building setback** from a **lot line** for a below grade parking **structures** is a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(16) Exception RAC 16



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the **building** types permitted in 15.20.20.40(1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60. [By-law: 0997-2014]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(17) Exception RAC 17

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Warden Ave. is 36.0 metres, measured from the centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres, measured from the centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
- (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be for surface **parking spaces** for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (I) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (J) The maximum height for a **building** or **structure** is 54.0 metres; and
- (K) Swimming pools are permitted in the **rear yard** and **side yards**, if:
- (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(18) Exception RAC 18

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) All **residential building** types are permitted, and the lands may be developed in compliance with the regulations of (B) or (C) below, but not both;
- (B) For an **apartment building**:
- (i) a minimum of 67 square metres of **lot area** is required of each **dwelling unit**;
  - (ii) the minimum **building setback** from a **front lot line** is 18.0 metres;
  - (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;
  - (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
  - (v) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

- (vi) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (vii) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (viii) the maximum **lot coverage** is 33%; and
- (ix) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and

(C) For **residential buildings** other than an **apartment building**:

- (i) a minimum of 199.0 square metres of **lot area** is required for each **dwelling unit**;
- (ii) the minimum **building setback** from a **front lot line** is 12.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres;
- (v) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (vi) the maximum **lot coverage** is 33%;
- (vii) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (viii) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(19) Exception RAC 19

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. and Chichester Place is 2.8 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** within 10.0 metres from the **lot line** intersection of Sheppard Ave. and Chichester Place is 2.0 metres;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (E) **Parking spaces** must be provided for an **apartment building** existing on the **lot** as of July 2007 at a minimum rate of 1.0 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces** required in (E):
  - (i) a minimum of 0.85 **parking spaces** must be for residents; and
  - (ii) a minimum of 0.15 **parking spaces** must be for visitors;
- (G) **Parking spaces** must be provided for an **apartment building** constructed after July 2007 at a minimum rate of 1.2 **parking spaces** per **dwelling unit**;
- (H) Of the required **parking spaces** required in (G):
  - (i) a minimum of 1.05 **parking spaces** must be for residents; and
  - (ii) a minimum of 0.15 **parking spaces** must be for visitors;
- (I) **Parking spaces** may exist between the **main wall** and a **lot line** abutting a **street**;
- (J) The maximum height for a **building** or **structure** is 58.0 metres, measured from the average elevation of grade at the **lot line** abutting a **street** to the top of the **building**, excluding parapet walls, rooftop mechanical equipment and penthouses;
- (K) No maximum **lot coverage** applies; and
- (L) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 36, of former City of Scarborough By-law No. 12466. [ By-law: 572-2014 ]

(20) Exception RAC 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Sheppard Ave. is 36.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (I) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (J) Indoor **amenity space** must be provided as follows:
  - (i) at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room; and
  - (ii) if the result of applying the rate in (A) exceeds 93 square metres, two or more rooms must be provided in the **building** with each room having a minimum floor area of 46 square metres;
- (K) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (L) The maximum height for a **building** or **structure** is 54.0 metres; and
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(21) Exception RAC 21

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** that abuts a **lot** in the RD zone is 15.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (E) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be for visitors;
- (F) The maximum **lot coverage** is 15%;

- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) A minimum of 70% of the **lot area** must be **landscaping**;
- (I) The maximum height for a **building** or **structure** is 54.0 metres;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (K) The following uses are also permitted on Block B, Registered Plan M-1272:
  - (i) a **day nursery** if it does not exceed a **gross floor area** of 140 square metres; and
  - (ii) recreational facilities.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(22) Exception RAC 22

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **lot line** abutting Danforth Rd. is 25 metres, measured from the original centre line of Danforth Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(23) Exception RAC 23

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) The **main wall** with a **vehicle** entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (D) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (E) No **parking spaces** may be within a required yard that abuts a **street**; and
- (F) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(24) Exception RAC 24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The required minimum **building setback** from the westerly **lot line** is 10.66 metres; and
- (B) The required minimum **rear yard setback** is 10.97 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(25) Exception RAC 25

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 18%;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for tenant parking; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor parking;
- (F) A minimum of 70% of all **parking spaces** must be in a below grade **structure**; and
- (G) A maximum of 8 **parking spaces** may be in the **front yard**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(26) Exception RAC 26

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
  - (ii) 9 **.0 metres** in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) A maximum of 50% of the **gross floor area** of the ground floor may be used for **dwelling units**; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(27) Exception RAC 27

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The maximum **lot coverage** is 18%;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for resident use; and
  - (ii) 0.125 for each **dwelling unit** and used for visitor **parking space**; and
- (G) 75% of all **parking spaces** must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(28) Exception RAC 28

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **side lot line**;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **rear lot line**;
- (E) The maximum **lot coverage** is 40%;
- (F) A below grade parking **structure** must be set back from a **lot line** that abuts a road a minimum of 3.0 metres;
- (G) **Amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**; and
- (H) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** and used for resident parking; and
  - (ii) 0.3 for each **dwelling unit** and used for visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(29) Exception RAC 29

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** is:
  - (i) 6.0 metres if a **building** has a maximum height the lesser of 10.5 metres and 3 **storeys**; and
  - (ii) 14.0 metres if a **building** has a maximum height more than 10.5 metres and 3 **storeys**;
- (B) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD, RS, RT or RM zone is:
  - (i) 35.0 metres if the **building** has a maximum height the lesser of 10.5 metres and 3 **storeys**; and
  - (ii) 45.0 metres if a **building** has a maximum height more than 10.5 metres and 3 **storeys**;
- (C) Despite (B), a gatehouse is permitted;
- (D) The maximum number of dwelling units for these lands, in total, is 338, of which a maximum of 14 **dwelling units** must be in one or more **buildings** of three **storeys** or less in height;
- (E) A balcony, porch or canopy may encroach into a required **building setback** between the **main wall** of the **building** and a **lot line** abutting a **street**, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the **main wall** of the **building**;
- (F) A below grade **structure** must be set back a minimum of 3.0 metres from a **lot line** that abuts a **street**, unless the **lot line** abuts Exchequer Place, for which no setback is required;
- (G) **Amenity space** must be provided at a minimum rate of 3.0 square metres for each **dwelling unit**; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which 1.0 for each **dwelling unit** must be for resident use and 0.2 for each **dwelling unit** must be for at grade visitor parking.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(30) Exception RAC 30

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.;  
and
- (ii) 12.0 metres if the **lot line** abuts Galloway Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) A minimum of 66% of all **parking spaces** must be underground; and [ By-law: 451-2022 ]
- (I) A minimum of 33% of the surface **parking spaces** must be for visitor parking. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(31) Exception RAC 31

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 12 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 9 metres;
- (C) The minimum **building setback** from a **rear lot line**, or a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (E) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 50% of the spaces must be below grade; and
  - (ii) 0.125 spaces per **dwelling unit** must be visitor **parking spaces**;
- (H) The maximum **lot coverage** is the **lawful lot coverage** of the **lawfully existing buildings** on each **lot**; and
- (I) A minimum 40% of the **lot area** must be **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(32) Exception RAC 32

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Midland Ave. is 12.0 metres; and
  - (ii) Gilder Drive is 9.0 metres;
- (B) The minimum **building setback** from a **rear lot line**, or a **side lot line** that does not abut a **street**, is a distance equal to half the height of the **building**;
- (C) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;

- (E) The maximum **lot coverage** is 18%;
- (F) A minimum of 70% of the **lot area** must be **landscaping**;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the **parking spaces** must be below grade; and
  - (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors; and
- (H) The minimum **building setback** for a below grade parking **structures** is equivalent to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(33) Exception RAC 33

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
  - (i) 36.0 metres, measured from the original centerline of the **street**, if the **lot line** abuts Kennedy Rd.; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 18%;
- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) A minimum 50% of the **lot area** must be **landscaping**;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (H) Of the required **parking spaces**:
  - (i) A minimum of 55% must be at or above ground; and
  - (ii) 11% must be surface **parking spaces** for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(34) Exception RAC 34

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total **interior floor area** of all **dwelling units** may not exceed 1.5 times the **lot area**;
- (B) The maximum **lot coverage** is 15%;
- (C) A minimum 70% of the **lot area** must be **landscaping**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the **parking spaces** must be below grade; and
  - (ii) 0.11 **parking spaces** per **dwelling unit** must be surface parking for visitors;
- (E) The minimum **building setback** for underground parking **structures** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **street line**; and
- (F) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(35) Exception RAC 35

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:



- (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
- (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(36) Exception RAC 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The maximum **lot coverage** is 33%;
- (D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(37) Exception RAC 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** must be provided at a minimum rate of 1.0 square metres per **dwelling unit**;
- (C) The minimum number of **parking spaces** required is 1.4 spaces per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** for resident use; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitor parking; and
- (E) The **lot coverage** regulations of this by-law do not apply.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(38) Exception RAC 38

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is:
  - (i) 36.0 metres measured from the original centre line of the **street** if the **front lot line** abuts Sheppard Ave. or Kennedy Rd.; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to the greater of:

- (i) half the height of the **building**; or
- (ii) half the length of the **building**;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in an RD or RS zone is 15.0 metres;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) A minimum of 50% of the **lot area** must be **landscaping**;
- (F) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) The maximum **lot coverage** is 18%;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 75% of all **parking spaces** must be underground; [ By-law: 451-2022 ]
- (J) A minimum of 11% of the **parking spaces** must be for visitors; [ By-law: 451-2022 ]
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(39) Exception RAC 39

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd., measured from the original centreline of the **street**, is 25.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum **lot coverage** is 33%; and
- (E) A **lawfully existing nursing home** is permitted on the eastern portion of the **lot**, if:
  - (i) the maximum number of beds does not exceed 230;
  - (ii) a minimum of 30% of the area of the eastern portion of the **lot** is **landscaping**;
  - (iii) the minimum **building setback** from a **lot line** that abuts a **street**, other than Kennedy Rd., is 7.5 metres; and
  - (iv) the minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(40) Exception RAC 40

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;
- (C) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be for residents and must be enclosed; and
  - (ii) a minimum of 0.3 **parking spaces** per **dwelling unit** must be for visitors;
- (D) Indoor **amenity space** must be provided at a minimum rate of 1.0 square metres for each **dwelling unit**;
- (E) The maximum height for a **building** or **structure** is 8 **storeys**;
- (F) The maximum **lot coverage** is 40%;
- (G) Swimming pools are permitted in the **rear yard** and **side yards**, if:

- (i) the yard is not abutting a **street**;
- (ii) the water surface area does not exceed 15% of the **lot area**;
- (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
- (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and

(H) A **day nursery** with a maximum **gross floor area** is 335 square metres is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(41) Exception RAC 41

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 12.0 metres;
- (B) The minimum **building setback** from a **lot line** is a distance equal to half the height of the **building**;
- (C) **Parking spaces** must be provided at a minimum rate of 1.3 **parking spaces** per **dwelling unit**;
- (D) Of the required **parking spaces**:
  - (i) a minimum of 1.0 enclosed **parking spaces** per **dwelling unit** must be for residents;
  - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** must be for residents and may be either enclosed or surface spaces;
  - (iii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be surface spaces for visitors; and
  - (iv) **parking spaces** may be between the **main wall** and the **lot line** abutting a **street**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) A minimum of 45% of the **lot area** must be **landscaping**;
- (G) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street line**;
- (H) The maximum height for a **building** or **structure** is 8 **storeys**;
- (I) The maximum **lot coverage** is 20%;
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres; and
- (K) A **day nursery** with a maximum **gross floor area** is 233 square metres is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(42) Exception RAC 42

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Lawrence Ave.; and
  - (ii) 12.0 metres if the **lot line** abuts Galloway Rd.;
- (B) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (C) The maximum **lot coverage** is 15%;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

- (E) **Amenity space** must be located in a **building** and each room used for **amenity space** must have a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (G) A minimum of 66% of all **parking spaces** must be underground; and [ By-law: 451-2022 ]
- (H) A minimum of 33% of the surface **parking spaces** must be for visitors. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(43) Exception RAC 43

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts at **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (D) The maximum **lot coverage** is 33%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(44) Exception RAC 44

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** may be in a **detached house**, a **semi-detached house**, a **townhouse**, or an **apartment building**;
- (B) The permitted maximum number of **dwelling units** is:
  - (i) in an **apartment building**, 1 for each 80.0 square metres of **lot area**; and
  - (ii) in a **detached house**, **semi-detached house** or **townhouse**, 1 for each 199 square metres of **lot area**;
- (C) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (D) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (E) For an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (F) The maximum **lot coverage** is 33%;
- (G) For an **apartment building**, **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(45) Exception RAC 45

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts at **street** is:

- (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
  - (ii) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Scarborough Golf Club Rd., Bellamy Rd. or Orton Park Rd.;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum **lot coverage** is 33%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(46) Exception RAC 46

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
  - (ii) 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Bellamy Rd., Scarborough Golf Club Rd., Orton Park Rd.;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) For an **apartment building** a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) For an **apartment building**, **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The maximum **lot coverage** is 33%; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.0 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(47) Exception RAC 47

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** for a **building** that abuts a **street** is:
- (i) 36.0 metres if the **lot line** abuts Lawrence Ave., measured from the original centreline of the **street**;
  - (ii) 31.0 metres if the **lot line** abuts Morningside Ave., measured from the original centreline of the **street**; and
  - (iii) 9.0 metres from any other **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The portion of a below grade **structure** used for **parking spaces** must be set back from a **lot line** that abuts a road a distance equal to the distance between the finished elevation of the lowest floor and the elevation of the ground at the **lot line** abutting the **street**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (F) An area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** must be **soft landscaping**;

(G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;

(H) A minimum of 66% of all **parking spaces** must be underground; and [ By-law: 451-2022 ]

(I) A minimum of 33% of the surface **parking spaces** must be for visitors. [ By-law: 451-2022 ]

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(48) Exception RAC 48

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) On 3105-3133 Sheppard Avenue East, if the requirements of Section 7 and Schedule A of By-law 1120-2017(OMB) are complied with then an **apartment building** may be constructed in compliance with (B) to (Z) below;

(B) Despite Clause 15.20.20.20, the following uses are not permitted:

(i) **club**;

(ii) **place of worship**;

(iii) **nursing home**;

(iv) **respite care facility**;

(v) **retirement home**; and

(vi) **veterinary hospital**;

(C) Despite Regulation 15.20.20.100(1), only 15.20.20.100(1)(A) applies;

(D) Despite Regulation 15.5.40.10(1), the height of the **building** is the distance between a Canadian Geodetic Datum elevation of 182.08 metres and the elevation of the highest point of the **building**;

(E) Despite Clause 15.20.40.10, any **building** or **structure** erected on the lands must not exceed the height in metres and storeys specified by the numbers following the symbols HT and ST, as shown on Diagram 5 of By-law 1120-2017(OMB);

(F) Despite Regulation 15.5.40.10(2), railings and parapets for any purpose on the roof of the **building** may exceed the maximum permitted height shown on Diagram 5 attached to By-law 1120-2017(OMB) by 1.5 metres;

(G) Despite Regulations 15.5.40.10(3) and (4), equipment and **structures** used for the functional operation of the **building** may exceed the maximum permitted height shown on Diagram 5 attached to By-law 1120-2017(OMB) in accordance with the following:

(i) vents and chimneys located in the area labeled MPH shown on that Diagram 5 may exceed the maximum permitted height by 6.7 metres;

(ii) a mechanical penthouse no larger than 360 square metres, and all other equipment and **structures** used for the functional operation of the **building** housed within the mechanical penthouse, may exceed the maximum permitted height by 5.5 metres if located in the area labeled MPH shown on that Diagram 5; and

(iii) equipment and **structures** used for the functional operation of the **building** and not located in the area labeled MPH shown on that Diagram 5 may exceed the maximum permitted height by 3.0 metres;

(H) Despite Regulation 15.5.40.10(5), unenclosed **structures** providing privacy, safety or wind protection for any purpose on the roof of the **building** may exceed the maximum permitted height shown on Diagram 5 attached to By-law 1120-2017(OMB) by 3.0 metres, and may be located anywhere on the roof of the **building** except in the area labeled MPH shown on that Diagram 5;

(I) The minimum floor to floor height of the first **storey** must be 5.3 metres;

(J) Despite Clause 15.20.40.70, required minimum **building setbacks** are as shown on Diagram 5 of By-law 1120-2017(OMB);

(K) In addition to encroachments permitted in Clause 15.5.40.60, the following are permitted to extend beyond the areas delineated by heavy lines on Diagram 5 attached to By-law 1120-2017(OMB):

(i) awnings, canopies and window washing equipment may encroach a maximum of 2.0 metres beyond the heavy lines shown on that Diagram 5;

(ii) balconies may encroach beyond the heavy lines shown on that Diagram 5 a maximum of:

(a) 0.75 metres along the east and west **building** faces;

- (b) 0.75 metres along the north **building** face above a height of 24.0 metres and seven **storeys**, whichever is the lesser; and
- (c) 1.5 metres in all other locations;
- (L) The maximum depth of all balconies is 1.5 metres;
- (M) Despite (L) above, a maximum balcony depth of 1.8 metres is permitted along the north **building** face at or below a height of 24.0 metres or seven storeys, whichever is the greater, if the balcony does not encroach more than 0.75 metres beyond the heavy lines shown on Diagram 5 of By-law 1120-2017(OMB);
- (N) The total length of balconies on each **storey**, along each of the north, west and east **building** faces at or below a height of 24.0 metres or 7 **storeys**, whichever is the greater, must not exceed 50 percent of the respective **building** face on each storey;
- (O) The maximum length of all individual balconies above a height of 24.0 metres or 7 **storeys**, whichever is the lesser, must be no more than 3.4 metres;
- (P) Despite (O) above, a maximum of one balcony along each of the north and south **building** faces on each **storey** may have a maximum length of 6.4 metres;
- (Q) No portion of a **building** or **structure** below a height of 24.0 metres or 7 **storeys**, whichever is the greater, may penetrate a 45 degree angular plane along the south **lot line**;
- (R) A minimum of 12 **dwelling units** must be 3-bedroom **dwelling units** or larger;
- (S) In addition to Clause 15.20.40.40, the total **gross floor area** of all **buildings** and **structures** must not exceed 23,107 square metres, comprised as follows:
  - (i) residential uses must not exceed 21,770 square metres; and
  - (ii) non-residential uses must not exceed 1,337 square metres;
- (T) The permitted maximum floor plate size of each **storey** above the height of 24.0 metres or 7 **storeys**, whichever is the lesser, is 750 square metres;
- (U) Despite the parking requirements in Table 200.5.10.1, for non-residential uses permitted by (B) above and Clause 15.20.20.10, a minimum of 1.0 **parking space** per 100 square metres of **gross floor area** must be provided, except that:
  - (i) for **education uses** and **financial institutions**, a minimum of 2.0 **parking spaces** per 100 square metres of **gross floor area** must be provided; and
  - (ii) for medical offices, a minimum of 1.5 **parking spaces** per 100 square metres of **gross floor area** must be provided;
- (V) Despite Regulation 200.5.10.1(6), required visitor **parking spaces** and **parking spaces** for non-residential uses may be shared;
- (W) A maximum of 29 at-grade **parking spaces** are permitted and must not be located in the Sheppard Avenue East and Pharmacy Avenue **street yards**;
- (X) In addition to Regulation 230.5.1.10(4)(C), the following minimum dimensions apply to a **stacked bicycle parking space**:
  - (i) minimum length of 1.65 metres;
  - (ii) minimum width of 0.45 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres;
- (Y) Despite Regulation 230.20.1.20(2), a "short-term" **bicycle parking space** must be located in a bicycle parking area at grade within 35.0 metres from a pedestrian entrance to the **building** on the **lot**;
- (Z) Despite the loading requirements in Regulations 220.5.10.1(2), 220.5.10.1(3), 220.5.10.1(5), a minimum of one Type "G" **loading space** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1120-2017 (OMB) ]

**(49) Exception RAC 49**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) All **residential building** types are permitted, and the lands may be developed in compliance with the regulations of (B) or (C) but not both;
- (B) For an **apartment building**:

- (i) a minimum of 63 square metres of **lot area** is required of each **dwelling unit**;
- (ii) the minimum **building setback** from a **front lot line** is 18.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 12.0 metres;
- (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (v) a maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (vi) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (vii) the **lot** must have an outdoor children's play area with minimum area of 158 square metres;
- (viii) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (ix) the maximum **lot coverage** is 33%; and
- (x) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and

(C) For **residential buildings** other than an **apartment building**:

- (i) a minimum of 199.0 square metres of **lot area** is required for each **dwelling unit**;
- (ii) the minimum **building setback** from a **front lot line** is 12.0 metres;
- (iii) the minimum **building setback** from a **side lot line** that abuts a **street** is 9.0 metres;
- (iv) the minimum **building setback** from a **side lot line** that does not abut a **street** is 2.4 metres;
- (v) the minimum **building setback** from a **rear lot line** is 7.5 metres;
- (vi) the maximum **lot coverage** is 33%;
- (vii) **parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**; and
- (viii) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(50) Exception RAC 50

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) 36.0 metres, measured from the original centreline of the **street** is the minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
- (ii) 18.0 metres in all other cases;

(B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;

(C) The minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;

(D) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;

(E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;

(F) The maximum height of a **building** is the lesser of 12 **storeys** and 38.0 metres;

(G) The maximum **lot coverage** is 55%;

(H) **Parking spaces** must be provided at a minimum rate of:

- (i) 1.0 for each **dwelling unit** for resident parking; and
- (ii) 0.125 for each **dwelling unit** for visitor parking; and

(I) A minimum of 50% of the resident **parking spaces** required in H(i) must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(51) Exception RAC 51

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.



Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Ellesmere Rd., Lawrence Ave. or Markham Rd. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** that does not abut a **street** is 13.5 metres;
- (D) A **building** or **structure** must be set back a minimum of 10.0 metres from a stable top-of-bank;
- (E) For an **apartment building**, **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The minimum height of a building is 11 **storeys**; [ By-law: 801-2020 ]
- (G) The maximum **lot coverage** is 15%;
- (H) The part of a **building** used for below grade parking must be set back from a **lot line** that abuts a **street** a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**;
- (I) **Parking spaces** must be provided at the minimum rate of:
  - (i) 1.0 for each **dwelling unit** for resident parking; and
  - (ii) 0.125 for each **dwelling unit** for visitor parking;
- (J) A minimum of 66% of all **parking spaces** must be underground; and
- (K) A minimum of 70% of the **lot area** must be **landscaping**, and of that **landscaping** a minimum of 50% must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(52) Exception RAC 52

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) A **dwelling unit** may be in a **detached house**, a **semi-detached house**, a **duplex**, a **triplex**, a **fourplex** or an **apartment building**;
- (B) A **parking space** may be within 16.0 metres of a **lot line** that abuts Dunelm St.;
- (C) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for resident use and located in a **building**; plus
  - (ii) 0.2 for each **dwelling unit** for visitor parking;
- (D) The maximum **lot coverage** is 33%;
- (E) For an **apartment building** the following applies:
  - (i) the maximum number of **dwelling units** in an **apartment building** is not more than 1 **dwelling unit** for each 71 square metres of **lot area**;
  - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is:
    - (a) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
    - (b) 9.0 metres in all other cases;
  - (iii) the minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance equal to half the height of the **building**; and
  - (iv) **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) For a **dwelling unit** in a **detached house**, **semi-detached house**, **duplex**, **triplex** or **fourplex** the following applies:
  - (i) the maximum number of **dwelling units** is no more than 1 for each 632 square metres of **lot area**;
  - (ii) the minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres; and
  - (iii) the floor area of each **dwelling unit** is:
    - (a) a minimum of 111 square metres; and

(b) a maximum of 168 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(53) Exception RAC 53

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres if the **lot line** abuts Finch Ave. or McCowan Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground **main wall** of two **residential buildings** is the distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50. If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** must be provided in two or more rooms, with each room having an **interior floor area** of not less than 46 square metres and not more than 93 square metres;
- (F) The minimum **lot area** for **landscaping**, is an area equal to 45% of the **gross floor area** of all **buildings**, minus the **gross floor area** of the free-standing recreation **building** and enclosed public malls used for walkway purposes;
- (G) Below grade **structures** are permitted in all required yards if they are no closer to a **lot line** that abuts a **street** than the greater of:
  - (i) 3.0 metres; or
  - (ii) a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, and of the **parking spaces** required, a minimum of:
  - (i) 65% of the **parking spaces** must be in a **building**; and
  - (ii) 11% of all **parking spaces** must be for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(54) Exception RAC 54

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (D) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 50% of the **parking spaces** must be below grade; and
  - (ii) 0.125 **parking spaces** per **dwelling unit** must be for visitors;
- (E) The maximum **lot coverage** is 18%; and
- (F) A minimum of 50% of the **lot area** must be **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(55) Exception RAC 55

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (D) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 50% of the **parking spaces** must be below grade; and
  - (ii) 0.125 **parking spaces** per **dwelling unit** must be for visitors;
- (E) The maximum **lot coverage** is 18%; and
- (F) A minimum of 50% of the **lot area** must be **landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(56) Exception RAC 56

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 31.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a maximum of 50% must be surface spaces; and
  - (ii) a minimum of 11% must be visitor parking;
- (H) A minimum of 50% of the **lot area** must be **landscaping**; and
- (I) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(57) Exception RAC 57

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from the **front lot line** is 31 metres as measured from the original centre line of Midland Ave.;
- (B) The minimum **side yard setback** and **rear yard setback** is a distance equal to the greater of:
  - (i) half the height of the **building**; or
  - (ii) half the length of the wall of the **building** that faces the respective **side lot line** or **rear lot line**;
- (C) The minimum separation distance between **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50;
- (E) The maximum **lot coverage** is 18%;
- (F) A minimum of 50% of the **lot area** must be **landscaping**; and

- (G) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which 0.11 spaces per **dwelling unit** must be provided as surface parking for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(58) Exception RAC 58

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Midland Ave. is 25 metres as measured from the original centre line of Midland Ave.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) A minimum of 46 square metres of **amenity space** must be provided, plus 0.9 square metres per **dwelling unit** in excess of 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(59) Exception RAC 59

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **side lot line**;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **rear lot line**;
- (E) The maximum **lot coverage** is 40%;
- (F) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1 for each **dwelling unit** for resident use; and
  - (ii) 0.125 each **dwelling unit** for visitor parking at grade; and
- (H) A minimum of 67% of all **parking spaces** must be underground.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(60) Exception RAC 60

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and
  - (ii) 18.0 metres if the **lot line** abuts Kingston Rd.;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is the greater of:
  - (i) a distance equal to half the height of the **building**; and
  - (ii) 15 metres where the **lot line** also abuts a **lot** in a RD or RS zone;
- (C) The minimum separation between the above ground portions of the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half of the combined total height of the two **buildings**;

- (D) The maximum **lot coverage** is 15%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (H) A minimum 7.5 metre wide strip of land along the entire length of the part of a **lot line** that abuts a **lot** in an RD or RS zone must be **soft landscaping**;
- (I) An area of the **lot** equal to a minimum of 45% of the **gross floor area** of all **buildings** on the **lot** must be **soft landscaping**; and
- (J) For a **place of worship**, regulation 15.20.20.100(13) does not apply if the **place of worship** does not cover more than 50% of the lot area.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(61) Exception RAC 61

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr. is 22.0 metres measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (E) The maximum **lot coverage** is the **lawful** percentage of the **lot** covered by **lawfully existing buildings** on the **lot**;
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (G) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(62) Exception RAC 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 31.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.; and
  - (ii) 9.0 metres from any other **street**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;
- (C) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(63) Exception RAC 63

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 31.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (C) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;
- (D) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (E) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres; and
- (H) **Parking spaces** must be provided at a minimum rate of 1.25 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(64) Exception RAC 64

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 25.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Galloway Rd., Morningside Ave., Manse Rd. and Beechgrove Dr.;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** that does not abut **street** is a distance equal to half the height of the **building**;
- (C) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (D) The maximum **lot coverage** is 18%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Amenity space** must be located in a **building** and each room used for **amenity space** has a minimum **interior floor area** of 46.0 square metres and a maximum **interior floor area** of 93.0 square metres;
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (H) A minimum of 67% of all **parking spaces** must be underground; and
- (I) A minimum of 11% of the **parking spaces** must be visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(65) Exception RAC 65

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 18.0 metres if the **lot line** abuts Sheppard Ave., Neilson Rd. or Finch Ave; and
  - (ii) 12.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between two **residential buildings** on the same **lot** is a distance equal to half the total height of the **buildings**;
- (D) The maximum **lot coverage** is 15%;
- (E) **Parking spaces** must be provided at a minimum rate of 1.12 for each **dwelling unit**, of which:
  - (i) 1.0 for each **dwelling unit** is for resident parking and a minimum of 65% of the required resident **parking spaces** must be in a **building** or a below grade **structure**; and

- (ii) 0.12 for each **dwelling unit** is for visitor parking at grade;
- (F) A minimum of 46 square metres of **amenity space** must be provided, plus 0.9 square metres for each **dwelling unit** in excess of fifty; and
- (G) A minimum of 45% of the **lot area** must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(66) Exception RAC 66

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is:
  - (i) the greater of half the height of the **building** or half the width of the **building**; and
  - (ii) no less than 15.0 metres from a **lot line** that abuts a **lot** in the RD zone;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 77% must be below grade; and
  - (ii) a minimum of 11% must be for visitors;
- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50;
- (H) A minimum of 70% of the **lot area** must be **landscaping**;
- (I) The maximum **lot coverage** is 18%; and
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(67) Exception RAC 67

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the **street**;
- (B) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) Of the required **parking spaces**:
  - (i) a minimum of 88% must be enclosed spaces; and
  - (ii) a minimum of 11% must be for visitor parking, which must be located between the **lot line** that abuts the **street** and the **building**;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum of 50% of the **lot area** must be **landscaping**, which includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;

- (F) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to half the depth of the **building** located below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) The maximum **building** height is 20 **storeys**;
- (H) The minimum **building setback** from a **lot line** that abuts:
  - (i) the ON zone or I zone is 16.5 metres; and
  - (ii) any other zone, is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (I) Indoor **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;
- (J) Indoor **amenity space** may be located within the **residential building** or within separate **buildings** on the **lot**; and
- (K) The minimum separation distance between **residential buildings** on the **lot** is half the total sum of the height of the **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(68) Exception RAC 68

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The total **interior floor area** of all **dwelling units** may not exceed 1.5 times the **lot area**;
- (B) The permitted maximum number of **dwelling units** is the **lawful** number of **dwelling units** in the **lawfully existing building** on the **lot**;
- (C) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** is:
  - (i) if the **lot line** abuts Lawrence Ave., 36 metres measured from the original centre line of Lawrence Ave.; and
  - (ii) in all other cases, a distance equal to half the height of the **building**;
- (E) The minimum **building setback** from a **rear lot line** is:
  - (i) if the **lot line** abuts Lawrence Ave., 36 metres measured from the original centre line of Lawrence Ave.;
  - (ii) in all other cases, a distance equal to half the height of the **building**;
- (F) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (G) The maximum **lot coverage** is 15%;
- (H) A minimum of 70% of the **lot area** must be **landscaping**;
- (I) **Amenity space** must be provided inside each **building** at a minimum rate of 0.9 square metres per **dwelling unit** in that **building**;
- (J) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the spaces must be below grade; and
  - (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors; and
- (K) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(69) Exception RAC 69

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is 1.5 metres;



- (D) The minimum separation distance between the **main walls** of two **residential buildings** on the same **lot** is the average of the combined height of the two **buildings**;
- (E) The total **interior floor area** of all **dwelling units** may not exceed 2.16 times the **lot area**;
- (F) The maximum **lot coverage** is 17%;
- (G) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (H) A minimum of 58% of the **lot area** must be **landscaping**;
- (I) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (J) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the **parking spaces** must be below grade; and
  - (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(70) Exception RAC 70

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Brimley Rd. is 12.0 metres;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between the above ground **main walls** of two **residential buildings** is the distance equal to half the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 20%;
- (E) **Amenity space** must be provided at a minimum rate of 46 square metres plus 0.9 square metres for each **dwelling unit** in excess of 50. If the total amount of **amenity space** required for all **dwelling units** exceeds 93 square metres, then the required **amenity space** must be provided in two or more rooms, with each room having an **interior floor area** of no less than 46 square metres and no more than 93 square metres;
- (F) The minimum area for **landscaping** is equal to 45% of the **gross floor area** of all **buildings**, minus the **gross floor area** of the free-standing recreation **building** and enclosed public malls used for walkway purposes;
- (G) Below grade **structures** are permitted in all required yards if they are no closer to a **lot line** that abuts a **street** than the greater of:
  - (i) 3.0 metres; or
  - (ii) a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**; and
- (I) A minimum of 65% of the required **parking spaces** must be in a **building** or in a below grade **structure**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(71) Exception RAC 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
  - (ii) 18.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is the greater of:
  - (i) 15.0 metres; or
  - (ii) a distance equal to half the height of the **building**;

- (C) The minimum separation distance between the above ground, **main walls** of two **residential buildings** on the same **lot**, is a distance equal to half the total height of the two **buildings**;
- (D) The maximum **lot coverage** is 18%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for resident parking; and
  - (ii) 0.125 for each **dwelling unit** for visitor parking; and
- (G) A minimum of 75% of the required **parking spaces** must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(72) Exception RAC 72

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum height is the **lawful** height of the **lawfully existing building** on the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (C) The minimum **building setback** from a **side lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **side lot line**;
- (D) The minimum **building setback** from a **rear lot line** that does not abut a **street** is a distance equal to the **lawful building setback** of the **lawfully existing building** from that **rear lot line**;
- (E) The maximum **lot coverage** is 18%; [ By-law: 1092-2021 ]
- (F) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (G) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for resident use; and
  - (ii) 0.125 for each **dwelling unit** for visitor parking at grade; [ By-law: 1092-2021 ]
- (H) A minimum of 67% of all **parking spaces** must be underground. [ By-law: 1092-2021 ]

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(73) Exception RAC 73

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 18.0 metres;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) The minimum **building setback** from a **rear lot line** is the greater of:
  - (i) a distance equal to half the height of the **building**; or
  - (ii) 18.0 metres;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) The maximum number of **dwelling units** is 300, of which no more than 264 are bachelor **dwelling units** and no more than 36 are one-bedroom **dwelling units**, and no **dwelling unit** may have more than one bedroom;
- (F) The minimum **interior floor area** of a **dwelling unit** is:
  - (i) 33 square metres for a bachelor **dwelling unit**; and
  - (ii) 47 square metres for a one-bedroom **dwelling unit**;
- (G) The maximum **lot coverage** is 22%;
- (H) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;

- (I) A minimum of 50% of the **lot area** must be landscaping;
- (J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (K) A recreation hall must be at least 3.0 metres from the westerly **lot line**;
- (L) **Parking spaces** must be provided at a minimum rate of 0.15 for each **dwelling unit**; and
- (M) A **dwelling unit** for senior citizens occupancy is the only **residential** use permitted and the **dwelling unit** must be in an **apartment building**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(74) Exception RAC 74

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 30.0 metres;
- (B) The maximum **lot coverage** is 21%;
- (C) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (D) The minimum **building setback** from a **rear lot line** is 15.0 metres;
- (E) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to the greater of:
  - (i) half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; or
  - (ii) 3.0 metres;
- (F) A maximum of 105 **dwelling units** are permitted;
- (G) The maximum **building** height is the lesser of 13 **storeys** and 54 metres;
- (H) A minimum of 147 underground **parking spaces** must be provided; and
- (I) The minimum area for landscaping is equal to 45% of the **gross floor area** of all **buildings**, minus the **interior floor area** used for retail commercial purposes open to the public and minus the **interior floor area** used for recreational purposes; and
- (J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(75) Exception RAC 75

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts Birchmount Ave. is 12.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and

- (ii) a minimum of 11% must be surface parking for visitors;
- (G) The maximum **lot coverage** is 15%;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50, to a maximum of 93 square metres in one room. If the requirement exceeds 93 square metres, two or more rooms must be provided in the **building** with each room having a minimum floor area of 46 square metres;
- (I) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (J) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (K) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (L) The maximum height for a **building** or **structure** is 54.0 metres; and
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(76) Exception RAC 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 65, 75, 85, 87, 89, 91, 93, 95, 97 and 99 Silver Springs Boulevard, as shown on Diagram 1 of By-law 831-2022, if the requirements of By-law 831-2022 are complied with, a **building**, or **structure**, may be constructed, used or enlarged in compliance with (B) to (W) below;
- (B) The **buildings** identified as Building A and Building B are as shown on Diagram 4 attached to By-law 831-2022;
- (C) Building A and Building B are the **apartment buildings** municipally known as 65, 75 and 85 Silver Springs Boulevard, and **ancillary structures**, including an underground **parking garage** and garage entry ramp located on the **lot** as of the date of passing By-law 831-2022, as shown on Diagram 3 of By-law 831-2022, subject to internal alterations, additions and modifications;
- (D) "East Parcel" means the lands on the east side of New Street A, and "West Parcel" means the lands on the west side of New Street A, as shown on Diagram 4 of By-law 831-2022;
- (E) The total **gross floor area** located within Building A and Building B must not exceed 49,000 square metres;
- (F) The permitted maximum **gross floor area** of **buildings**, excluding Building A and Building B, is 48,000 square metres;
- (G) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 185.0 metres and the elevation of the highest point of the **building** or **structure**;
- (H) Despite Regulation 15.5.50.10(1), a minimum of 50% of the area of the **lot** must be used for **landscaping**, of which a minimum of 25% must be for **soft landscaping**;
- (I) Despite Regulation 15.20.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 45%;
- (J) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 831-2022;
- (K) Despite Regulations 15.5.40.10(2), (3), (4), (5) and (6) and (J) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - (i) **Structures** on any roof used for chimneys, vents, stacks, mechanical fans, cooling towers, roof assemblies, maintenance, safety, wind or **green roof** purposes, including architectural screens, stairs and related enclosures, lightning rods, trellises, pergolas, wind screens and light stands may project above the height limits to a maximum of 3.0 metres;

- (ii) **Structures** on any roof used for mechanical equipment, elevators and related structural elements may project above the height limits to a maximum of 5.0 metres;
- (L) The height of Building A and Building B must not exceed the height of such **buildings** as it existed as of the date of passing By-law 831-2022;
- (M) Despite Regulation 15.20.40.50(1), **amenity space** must be provided at a minimum rate of 4.0 square metres for each **dwelling unit**, excluding dwelling units in Building A and Building B, of which:
  - (i) at least 2.0 square metres per **dwelling unit** is provided as indoor **amenity space**;
  - (ii) at least 40 square metres must be provided in a location directly accessible from an area containing indoor **amenity space**;
  - (iii) no more than 25% of the outdoor component may be a **green roof**; and
  - (iv) the **amenity space** required in (M)(i) and (ii) above may be provided collectively in any **buildings** on the **lot** excluding Building A and Building B;
- (N) Regulation 15.20.40.50(1) does not apply to Building A or Building B;
- (O) Despite Regulations 15.20.40.70(1), (2), (3) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 831-2022;
- (P) Despite regulation 15.20.40.80(1) and (2), the required separation distances of **main walls** are shown in metres on Diagram 3 of By-law 831-2022;
- (Q) Despite Clause 15.5.40.60 and Regulation (O) and (P) above, the following elements may encroach into the required **building setbacks** and **main wall** separation distances as follows:
  - (i) Architectural features, awnings, balconies, canopies, chimneys, cornices, eaves, gas or hydro metres, **green roof**, **structures** and elements associated with green energy and renewable energy, ornamental elements, wind mitigation elements, window sills, window washing equipment to a maximum extent of 2.0 metres; and
  - (ii) Air intakes, bicycle racks, bike share facilities, bollards, elevator enclosures and overruns, fences, guardrails, landscape and art features, lighting fixtures, outdoor **amenity space** elements, parapets, pipes, planters, platforms, safety railings, retaining walls, privacy screens, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated **structures**, vents, ventilating equipment, walkways, wheel chair ramps;
- (R) Despite Regulation 200.5.10.1(1) **parking spaces** must be provided in accordance with the following:
  - (i) A minimum 0.67 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) A minimum of 0.10 residential visitor **parking spaces** for each **dwelling unit**.
- (S) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
  - (i) a reduction of 4 resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) 4 multiplied by (total number of dwelling units divided by 60), rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor vehicles and such "car-share" motor vehicles are made available to at least the occupants of the building for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a vehicle used only for "car-share" purposes;
- (T) Despite Regulation 220.5.10.1(2), **loading spaces** must be provided as follows:
  - (i) a minimum of one Type "G" **loading space** and one Type "C" loading space is required on the West Parcel; and
- (U) A minimum of one Type "G" **loading space** is required on the East Parcel;
- (V) Despite any provision of this Exception any **parking spaces**, **drive aisles**, **driveways** and ramps existing on the **lot**, as of the date of passing By-law 831-2022 may be maintained and are deemed to comply with the requirements of By-law 569-2013;
- (W) Regulation 230.5.10.1(5), with respect to **bicycle parking spaces**, does not apply to **dwelling units** in Building A and Building B; and

- (X) Despite Regulation 230.5.10(4), any **bicycle parking spaces** existing or relocated on the **lot** as of the date of passing By-law 831-2022 may be maintained are deemed to comply with the requirements of By-law 569-2013.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 831-2022 ]

(77) Exception RAC 77

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Finch Ave. is 18.0 metres;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (F) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (G) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (H) The maximum **lot coverage** is 15%;
- (I) A minimum **landscaping** strip of 1.5 metres must be provided along the **lot line** abutting Finch Ave.;
- (J) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (K) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (L) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (M) The maximum height for a **building** or **structure** is 54.0 metres; and
- (N) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(78) Exception RAC 78

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Lawrence Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum height of the **building** is the lesser of 6 **storeys** and 20 metres;
- (E) The maximum **lot coverage** is the **lawful** percentage of the **lot** covered by **lawfully existing buildings** on the **lot**;

- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (G) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 16, of former City of Scarborough By-law No. 10327. [ By-law: 572-2014 ]

(79) Exception RAC 79

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.5. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area, and total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of **vehicles**, locker storage and laundry facilities, excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) The minimum **building setback** from a **lot line** that abuts Finch Ave. and Warden Ave. is 18.0 metres;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is 9.0 metres;
- (D) The minimum **building setback** from a **side lot line** or **rear lot line** that does not abut a **street** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be surface **parking spaces** for visitors;
- (H) The maximum **lot coverage** is 40%;
- (I) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** the greater of 3.0 metres or a distance equal to the full depth of the **structure** measured from the floor of the **structure** to the grade at the **street** line;
- (J) An area equal to no less than 45% of the **gross floor area** of all **buildings** on the **lot**, minus the **gross floor area** of enclosed malls used for walkway purposes, must be landscaping;
- (K) For the purpose of this Site Specific Provision, landscaping means open, unobstructed space on the **lot**, and any part of the **lot** occupied by recreational **ancillary buildings**, any surfaced walk, patio or similar areas, any sports or recreational area, any ornamental or swimming pool, and the roof or other part of a **building** or **structure** open to the air and used as a recreational area; excluding any **driveway** or ramp, whether surfaced or not, any curb or retaining wall, and any area used for parking;
- (L) The maximum height for a **building** or **structure** is 54.0 metres;
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres; and
- (N) A **day nursery** with a maximum **gross floor area** is 372 square metres is permitted; and
- (O) A free-standing recreation **building** for the purpose of servicing the entire development must be provided, and the conditions in regulation 15.20.20.100(1) do not apply to the **recreation use**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(80) Exception RAC 80

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 28%;

- (B) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (C) A minimum of 33% of the **lot area** must be **soft landscaping**;
- (D) The minimum **building setback** from a **lot line** for a below grade parking **structures** is the greater of:
  - (i) 3.0 metres; and
  - (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (E) **Parking spaces** must be provided at the following minimum rates:
  - (i) 1.1 for each **dwelling unit** and used for resident parking located in a **building** or **structure**; and
  - (ii) 0.2 for each **dwelling unit** and used for surface visitor parking.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 7, of former City of Scarborough By-law No. 14402, excluding subsection (a)(i). [ By-law: 572-2014 ]

(81) Exception RAC 81

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centerline of the **street**, if the **lot line** abuts Pharmacy Ave.; and
  - (ii) from any other **street**:
    - (a) 12.0 metres to any wall of the **building** 20 metres or more in length; and
    - (b) 7.5 metres to any wall of the **building** less than 20 metres in length;
- (B) The maximum **lot coverage** is 15%;
- (C) No part of a **building** may be less than 18.0 metres from a **lot line** that abuts a **lot** in a different zone, except that one corner of the **building** may be a minimum of 15.0 metres from the **lot line**;
- (D) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**, of which 1.0 **parking space** for each **dwelling unit** must be for resident parking and the remaining **parking spaces** must be for visitors;
- (E) A minimum of 50% of the **lot area** must be **landscaping**;
- (F) The minimum **building setback** for a below grade parking **structure** from a **lot line** is a distance equal to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of grade at the **front lot line**;
- (G) **Amenity space** must be provided at the minimum rate of 0.9 square metres for each **dwelling unit** and must be located in the **residential building**;
- (H) An **ancillary building** or recreational **building** may be no closer to a **lot line** that abuts a **lot** in a different zone than half the height of the **building**; and
- (I) The minimum distance between the **main walls** of **residential buildings** is equal to half the sum of the height of the two **buildings**, except where the overlap is less than 100% the minimum distance may be reduced proportionately by the amount of **building** that is not overlapped, provided the distance is no less than:
  - (i) 24 metres, if there are no openings to **dwelling units** in one or both of the **main walls**;
  - (ii) 30 metres, if both **main walls** facing each other are less than 19.5 metres in length; and
  - (iii) 45 metres in all other cases; and
- (J) For the purpose of this Site Specific Provision, overlap means the greater of two distances, measured along the **main walls** of the **building**, between two lines extended perpendicularly from each **building** to the corners of an opposite **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(82) Exception RAC 82



The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 25 Thunder Grove, if the requirements in Section 4 and Schedule A of By-law 496-2018 are complied with then an **apartment building** may be constructed in compliance with (B) to (S) below;
- (B) Despite Regulation 15.5.40.10(1), the height of the **building** is the distance between a Canadian Geodetic Datum of 180.48 metres and the elevation of the highest point of the **building**;
- (C) Despite Clause 15.20.40.10, any **building** or **structure** erected on the lands must not exceed the height in metres and **storeys** specified by the numbers following the symbols HT and ST, as shown on Diagram 3 of By-law 496-2018;
- (D) In addition to the exceptions permitted in Clause 15.5.40.10(2), parapets associated with an architectural feature on the south side of Building A on Diagram 2 of By-law 496-2018 may exceed the permitted maximum height shown on Diagram 3 of By-law 496-2018 by 1.7 metres;
- (E) In addition to 15.5.40.10(3) and (4), a mechanical penthouse with a maximum floor area of 200 square metres may exceed the maximum permitted height shown on Diagram 3 of By-law 496-2018 by 6.0 metres;
- (F) Despite Clause 15.20.40.70, required minimum **building setbacks** are as shown on Diagram 3 of By-law 496-2018;
- (G) Despite Clause 15.20.40.80, the required minimum separation distance between the **main walls** of Building A and Building B as shown on Diagram 2 of By-law 496-2018 at and above a **height** of **7 storeys** is 19.5 metres; [ By-law: 801-2020 ]
- (H) In addition to encroachments permitted in Clause 15.5.40.60, the following are permitted to extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 496-2018:
  - (i) balconies on the north, east and west **main walls** of Building A on Diagram 2 of By-law 496-2018 at and above a **height** of **8 storeys** may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 0.75 metres;
  - (ii) balconies on the south **main walls** of Building A on Diagram 2 of By-law 496-2018 at and above a **height** of **8 storeys** may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 1.5 metres;
  - (iii) pilasters or columns flanking or supporting balconies on the south **main wall** of Building A on Diagram 2 of By-law 496-2018 may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 0.6 metres at and below a **height** of **6 storeys**, and a maximum of 2.1 metres at and above a **height** of **7 storeys**;
  - (iv) a trellis on the north **main wall** of Building A on Diagram 2 of By-law 496-2018 may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 11.1 metres; and
  - (v) a trellis on the westerly portion of the south **main wall** of Building A on Diagram 2 of By-law 496-2018 may encroach beyond the heavy lines shown on that Diagram 3 a maximum of 4.9 metres;
- (I) Building A as shown on Diagram 2 of By-law 496-2018 may not penetrate a 45 degree **angular plane**, measured at a line parallel to and at a height above the **lot line** abutting Finch Avenue East, equal to 80 percent of the width of the **street** right-of-way, except for parapets in (D) and balconies and pilasters or supporting balconies in (H)(ii) and (iii) above to a maximum height of 1.8 metres;
- (J) The number of **dwelling units** in the **buildings** on Diagram 2 of By-law 496-2018 must not exceed:
  - (i) 188 **dwelling units** in Building A, of which a minimum of 15 **dwelling units** must be 3-bedroom **dwelling units** or larger; and
  - (ii) 247 **dwelling units** in Building B, of which a minimum of 17 **dwelling units** must be 3-bedroom **dwelling units** or larger;
- (K) The total **gross floor area** of all **buildings** and **structures** must not exceed 41,725 square metres;
- (L) The gross floor area of a **day nursery** must not exceed 325 square metres;
- (M) Despite Regulation 15.20.40.50(1), **amenity space** must be provided as follows:
  - (i) minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit** in Building A on Diagram 2 of By-law 496-2018;
  - (ii) for Building B on Diagram 2, a minimum of 46 square metres of indoor **amenity space** for the first 50 **dwelling units**, plus 0.9 square metres of indoor **amenity space** for each **dwelling unit** in excess of the first 50 **dwelling units**; and
  - (iii) a minimum of 2.2 square metres of outdoor **amenity space** for each **dwelling unit**;

- (N) Despite Regulation 15.5.50.10(1), a minimum area of 55 percent of the **lot** must be used for **landscaping**;
- (O) Despite Clause 15.20.30.40, the maximum **lot coverage** is 23 percent;
- (P) Despite the parking requirements in Table 200.5.10.1, **parking spaces** must be provided as follows:
  - (i) a minimum of 275 **parking spaces** for residents;
  - (ii) a minimum of 70 **parking spaces** for visitors; and
  - (iii) a maximum of 34 surface **parking spaces** located only in the north yard as shown on Diagram 3 of By-law 496-2018;
- (Q) Despite (F) above, the required minimum **building setback** for parking **structures** that are fully below ground is 3.0 metres from each **lot line** that abuts a **street** and 0 metres from any other **lot line**;
- (R) Despite Regulation 230.5.10.1(2) and (5), a minimum of 0.75 **bicycle parking spaces** per **dwelling unit** in Building A as shown on Diagram 2 of By-law 496-2018, allocated as 0.68 "long-term" **bicycle parking space** per **dwelling unit** and 0.07 "short-term" **bicycle parking space** per **dwelling unit**; and
- (S) Nothing in this By-law will prevent the use of a building or structure which existed on the lands on or prior to May 1, 2016 (including an **apartment building** and a **day nursery**).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 496-2018 ]

(83) Exception RAC 83

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 25.0 metres measured from the centerline of the original road allowance;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **gross floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46.0 square metres plus 0.9 square metres per **dwelling unit** in excess of 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(84) Exception RAC 84

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum size of the following uses is:
  - (i) 837 square metres for a **day nursery**; and
  - (ii) 930 square metres for a recreational centre;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Ellesmere Rd., Lawrence Ave. or Markham Rd.; and
  - (ii) 12.0 metres in all other cases;
- (C) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (D) The minimum **building setback** from a **rear lot line** is 13.5 metres;
- (E) The maximum **lot coverage** is 18%;
- (F) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50, but in no case is the total **amenity space** to be less than 198 square metres;
- (G) The part of a **building** used for below grade parking must be set back from a **lot line** that abuts a **street** a distance equal to half the vertical distance from the surface of the lowest floor to surface grade at the **lot line** abutting the **street**; and
- (H) **Parking spaces** must be provided at a minimum rate of:

- (i) 1.0 for each **dwelling unit** for resident use; and
- (ii) 0.125 for each **dwelling unit** and used for visitor **parking spaces**; and

(I) 75% of all **parking spaces** must be at or above grade.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(85) Exception RAC 85

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.25. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area, and total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of **vehicles**, locker storage and laundry facilities, excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 15.0 metres;
- (F) **Parking spaces** must be provided at a minimum rate of 0.9 **parking space** per **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be for visitors;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum **lot coverage** is 15%;
- (J) A minimum of 70% of the **lot area** must be **landscaping**;
- (K) All parts of a **building** below grade must be set back a from a **lot line** that abuts a **street** a distance equal to half the full depth of the **structure**;
- (L) The maximum height for a **building** or **structure** is 54.0 metres;
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone; and
- (N) A property management office on the ground floor to conduct rent collection, maintenance and social services is permitted.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(86) Exception RAC 86

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.5;
- (B) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **lot line** that abuts a **lot** in the RD zone is 15.0 metres;

- (D) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (E) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (F) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (G) Of the required **parking spaces**:
  - (i) a minimum of 66% must be below grade; and
  - (ii) a minimum of 11% must be for visitors;
- (H) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (I) The maximum **lot coverage** is 15%;
- (J) A minimum of 70% of the **lot area** must be **landscaping**;
- (K) All parts of a **building** below grade must be set back a from a **lot line** that abuts a **street** a distance equal to half the full depth of the **structure**;
- (L) The maximum height for a **building** or **structure** is 54.0 metres; and
- (M) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**;
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres, subject to (iv); and
  - (iv) the swimming pool is no closer than 12.0 metres from a **lot line** that abuts a **lot** in the RD zone.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

(87) Exception RAC 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum floor space index is 1.5. For the purpose of this Site Specific Provision, floor space index means the ratio of the total floor area to the site area;
  - (i) total floor area means the aggregate of the areas of each floor above grade measured between the exterior faces of the exterior walls of the **building** or **structure** at the level of each floor including any part of the **building** or **structure** above grade used for the storage or parking of **vehicles**, locker storage and laundry facilities;
  - (ii) excluding any part of the **building** or **structure** used for retail commercial purposes open to the public and any areas used for recreational or mechanical purposes;
- (B) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 36.0 metres, measured from the original centreline of the **street**;
- (C) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance of half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, and plus an additional 0.9 square metres for each unit over 50;
- (F) The maximum **lot coverage** is 15%;
- (G) A minimum of 70% of the **lot area** must be **landscaping**;
- (H) All parts of a **building** below grade must be set back a from a **lot line** that abuts a **street** a distance equal to half the full depth of the **structure**;
- (I) The maximum height for a **building** or **structure** is 54.0 metres; and
- (J) Swimming pools are permitted in the **rear yard** and **side yards**, if:
  - (i) the yard is not abutting a **street**;
  - (ii) the water surface area does not exceed 15% of the **lot area**; and
  - (iii) the swimming pool is no closer to a **lot line** than 1.2 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(88) Exception RAC 88

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Victoria Park Ave. is 27.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) Indoor **amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus an additional 0.9 square metres for each unit over 50; and
- (E) The maximum **lot coverage** is 33%.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(89) Exception RAC 89

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 10 Humberline Drive, former City of Etobicoke By-law No. 1978-308. [ By-law: 572-2014 ]

(90) Exception RAC 90

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 8 Humberline Drive, former City of Etobicoke By-law No. 1989-225. [ By-law: 572-2014 ]

(91) Exception RAC 91

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 2777 Kipling Ave., former City of Etobicoke By-law No. 1808 and City of Toronto By-law No. 527-2002. [ By-law: 572-2014 ]

(92) Exception RAC 92

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 1807. [ By-law: 572-2014 ]

(93) Exception RAC 93

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law Nos. 1806 and 1988-106. [ By-law: 572-2014 ]

(94) Exception RAC 94

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 14642. [ By-law: 572-2014 ]

(95) Exception RAC 95

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 2110 and 1986-79. [ By-law: 572-2014 ]

(96) Exception RAC 96

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1766 and 1805. [ By-law: 572-2014 ]

(97) Exception RAC 97

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1766, 1805 and 3131, excluding subsection 1(b) of former City of Etobicoke By-law No. 3131. [ By-law: 572-2014 ]

(98) Exception RAC 98

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1988-106. [ By-law: 572-2014 ]

(99) Exception RAC 99

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 621. [ By-law: 572-2014 ]

(100) Exception RAC 100

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1978-35, 1978-36 and 1978-254. [ By-law: 572-2014 ]

(101) Exception RAC 101

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law Nos. 1982-117 and 1982-118. [ By-law: 572-2014 ]

(102) Exception RAC 102

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 625, excluding subsections 1(A)(k) and 1(B)(l) of that by-law, and former City of Etobicoke By-law No. 2034, excluding subsections 1(a) and 2(a) of that by-law. [ By-law: 572-2014 ]

(103) Exception RAC 103

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 1371. [ By-law: 572-2014 ]

(104) Exception RAC 104

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-laws Nos. 1719, 1297 and 1983-136. [ By-law: 572-2014 ]

(105) Exception RAC 105

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 834. [ By-law: 572-2014 ]

(106) Exception RAC 106

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 75 Tandridge Cres., former City of Etobicoke By-law Nos. 2313 and 15027. [ By-law: 572-2014 ]

(107) Exception RAC 107

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) For the purposes of regulation 900.1.10(4)(A), any existing **buildings** or **structures, dwelling units**, parking and **landscaping** on 7 Capri Road and 580 The East Mall as of the date of passing of By-law 1312-2023 are deemed to be in compliance with the specific requirements of Former City of Etobicoke By-law 1079;

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law 1079, excluding subsection 1(e) of that by-law. [ By-law: 1312-2023 ]

(108) Exception RAC 108

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 936, excluding subsection 1(h) of that by-law. [ By-law: 572-2014 ]

(109) Exception RAC 109

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On 2775 Jane Street, the permitted maximum number of **dwelling units** is 199 **dwelling units**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 776-2023 ]

(110) Exception RAC 110

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 311 Dixon Rd., former City of Etobicoke By-law No. 14450. [ By-law: 572-2014 ]

(111) Exception RAC 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of Etobicoke By-law No. 1223. [ By-law: 572-2014 ]

(112) Exception RAC 112

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 105 La Rose Ave., former City of Etobicoke By-law No. 1982-122. [ By-law: 572-2014 ]

(113) Exception RAC 113

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 95 La Rose Ave., former City of Etobicoke By-law No. 1982-122. [ By-law: 572-2014 ]

(114) Exception RAC 114

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 151 La Rose Ave., former City of Etobicoke By-laws Nos. 3708 and 132. [ By-law: 572-2014 ]

(115) Exception RAC 115

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 165 La Rose Ave., former City of Etobicoke By-law No. 1978-198. [ By-law: 572-2014 ]

(116) Exception RAC 116

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 32 Richview Rd., former City of Etobicoke By-law No. 1986-155. [ By-law: 572-2014 ]

(117) Exception RAC 117



The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 40 Richview Rd., former City of Etobicoke By-law No. 1978-105, excluding subsection 1(b) of that by-law. [ By-law: 572-2014 ]

(118) Exception RAC 118

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 702. [ By-law: 572-2014 ]

(119) Exception RAC 119

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 1332. [ By-law: 572-2014 ]

(120) Exception RAC 120

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law No. 1333, excluding subsection 1(c) of that by-law. [By-law: 0997-2014] [ By-law: 572-2014 ]

(121) Exception RAC 121

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 160, 170, 180 and 200 Chalkfarm Drive, if the requirements of By-law 1199-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) The **buildings** and **structures** permitted on the **lot** include "Building 1," "Building 2," "Building 3," "Building 4," the "Community Centre" and "New Building" as shown on Diagram 2 of 1199-2022(OLT) as follows:

(i) for the purposes of this exception:

- (a) "Building 1" means the existing **apartment building** located at the address municipally known as 200 Chalkfarm Drive, as labeled as "1" on Diagram 2 of this By-law;
- (b) "Community Centre" means the existing **community centre** located at the address municipally known as 180 Chalkfarm Drive;
- (c) "Building 2" means the existing **apartment building** and municipally known as 180 Chalkfarm Drive, as labeled as "2" on Diagram 2 of this By-law;
- (d) "Building 3" means the existing **apartment building** municipally known as 170 Chalkfarm Drive, as labeled as "3" on Diagram 2 of this By-law;
- (e) "Building 4" means the existing **apartment building** municipally known as 160 Chalkfarm Drive, as labeled as "4" on Diagram 2 of this By-law; and
- (f) in addition to (a) to (e), **ancillary structures**, including an underground **parking garage**, **loading spaces**, and enclosed garage entry ramp located on the lands in the year 2021.

(ii) for the purposes of this exception, "New Building" means the new **apartment building** on the **lot** as shown on Diagram 2, as well as **ancillary structures** and portions below ground.

- (C) **Dwelling units** provided in the "New Building" must comply with the following:

- (i) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms and these **dwelling units** must have a minimum average **interior floor area** of 87.6 square metres; and
  - (ii) a minimum of 25 percent of the total number of **dwelling units** must contain two or more bedrooms, in addition to and exclusive of the units provided to satisfy (i).
- (D) Despite Regulation 15.5.50.10(1), a minimum of 40.69 percent of the area of the lands shown on Diagram 1 of By-law 1199-2022(OLT) must be provided as **landscaping** and a minimum of 50.0 percent of the required **landscaping** must be comprised of **soft landscaping**;
- (E) Despite Regulation 15.5.100.1(1)(B), the permitted maximum **driveway** width is 7.5 metres;
- (F) Clause 15.20.30.40, regarding **lot coverage**, does not apply;
- (G) Despite Regulation 15.20.40.50(1), "amenity space" must be provided for the "New Building" at the following minimum rates:
  - (i) At least 2.0 square metres of indoor "amenity space" for each **dwelling unit**;
  - (ii) At least 2.0 square metres of outdoor "amenity space" for each **dwelling unit**;
  - (iii) No more than 25 percent of the outdoor component may be a **green roof**;
  - (iv) In addition to (i) above, a minimum of 930 square metres of indoor "amenity space" must be provided in the "New Building" for the exclusive use of residents in "Building 1," "Building 2," "Building 3," and "Building 4" as shown on Diagram 2 of By-law 1199-2022(OLT); and
  - (v) for the purpose of this exception, "amenity space" means indoor or outdoor space for recreational or social activities on a **lot** that is communal and available for use by the occupants of "Building 1," "Building 2," "Building 3" and "Building 4" or the "New Building".
- (H) Despite Regulations 15.5.40.10(1) and 15.5.60.40(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 130.96 metres and the elevation of the highest point of the **building** or **structure**;
- (I) Despite Regulation 15.20.40.10(1) and (2) and 15.5.60.40(2), the permitted maximum height and number of storeys of the "New Building" or **structures** which are **ancillary** to the "New Building" is the number in metres following the letters "HT" and "ST" as shown on Diagrams 3 and 4 of By-law 1199-2022(OLT);
- (J) Despite Regulations 15.5.40.10(2) to (6), and (I) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 3 and 4 of By-law 1199-2022(OLT):
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building**, inclusive of a mechanical penthouse, by a maximum of 7.5 metres;
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 4.0 metres; and
  - (iii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.5 metres.
- (K) Despite Regulation 15.20.40.40, the permitted maximum **gross floor area** of the "New Building" is 33,600 square metres;
- (L) Despite Clauses 15.5.60.20 and 15.20.40.70, the required minimum **building setbacks** for the "New Building" and **structures** that are **ancillary** to the "New Building" are as shown in metres on Diagrams 3 and 4 of By-law 1199-2022(OLT);
- (M) Despite Regulation 15.20.40.80(2), the required separation of **main walls** are as shown in metres on Diagrams 3 and 4 of By-law 1199-2022(OLT);
- (N) Despite Clause 15.5.40.60 and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 1.8 metres;
  - (ii) canopies and awnings, by a maximum of 5.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (v) parapets, trellises, pillars, fences, screens, guard rails up to a maximum, by a maximum of 2.5 metres; and
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres.

- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 699 residential occupant **parking spaces** shall be provided and maintained for "Building 1," "Building 2," "Building 3" and "Building 4" as shown in Diagram 2 of By-law 1199-2022(OLT);
  - (ii) a minimum of 141 **parking spaces** for residential visitors of "Building 1," "Building 2," "Building 3," "Building 4" and the "Community Centre" as shown in Diagram 2 of By-law 1199-2022(OLT);
  - (iii) a minimum of 0.7 residential occupant **parking spaces** for all **dwelling units** for the "New Building" as shown on Diagram 2 of By-law 1199-2022(OLT); and
  - (iv) a minimum of 0.15 residential visitor **parking spaces** for each **dwelling unit** for the "New Building" as shown on Diagram 2 of By-law 1199-2022(OLT).
- (P) despite (O)(iii) and (iv) above, "car-share parking spaces" may replace **parking spaces** required for residential occupants in the "New Building", subject to the following:
- (i) a reduction of four residential occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) four multiplied by the total number of **dwelling units** provided in "New Building" as shown on Diagram 2 of By-law 1199-2022(OLT), divided by 60, and rounded down to the nearest whole number.
  - (ii) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
- (Q) Despite Regulations 200.15.1(1) and 200.15.10(1) and (2), a minimum of four of either of the required residential occupant or residential visitor **parking spaces** for the "New Building" as shown in Diagram 2 must be accessible **parking spaces** and must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres, and
  - (iii) a vertical clearance of 2.1 metres.
- (R) Despite regulation 230.5.10.1(5), **bicycle parking spaces** for the "New Building" shall be provided and maintained as follows:
- (i) a minimum of 0.68 "long-term" **bicycle parking spaces** per **dwelling unit**; and
  - (ii) minimum of 0.07 "short-term" **bicycle parking spaces** per **dwelling unit**.
- (S) Despite Regulation 220.5.1(2) and Clause 220.5.10.1, one Type "G" **loading space** and one Type "B" **loading space** must be provided and maintained for the use of the "New Building" as shown in Diagram 2;
- (T) Regulation 15.5.100.1(2), regarding **driveway** access to **apartment buildings**, does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Sections 2(a), 2(b), 2(c), 2(d), 2(f), and 2(g) of former City of North York By-law 22135, as amended by By-law 25477, for "Building 1," "Building 2," "Building 3," "Building 4," and the "Community Centre" only, as shown on Diagram 2 of By-law 1199-2022(OLT). [ By-law: 1199-2022(OLT) ]

(122) Exception RAC 122

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [ By-law: 572-2014 ]

(123) Exception RAC 123

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(54) of the City of North York Zoning By-law No. 7625. [ By-law: 572-2014 ]

(124) Exception RAC 124

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(18) of the City of North York Zoning By-law No. 7625.  
[By-law: 0997-2014] [ By-law: 572-2014 ]

(125) Exception RAC 125

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 22634. [ By-law: 572-2014 ]

(126) Exception RAC 126

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 25435, excluding subsection 1(e) of that by-law. [ By-law: 572-2014 ]

(127) Exception RAC 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law No. 335-2010. [ By-law: 572-2014 ]

(128) Exception RAC 128

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 22575. [ By-law: 572-2014 ]

(129) Exception RAC 129

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) Despite Clause 15.20.40.70, the required minimum **building setbacks** are:

(i) 3.0 metres from the southerly **lot line**; and

(ii) 7.5 metres from all other **lot lines**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[By-law: 0997-2014]

[ By-law: 572-2014 ]

(130) Exception RAC 130

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 1130 and 1154 Wilson Ave., Section 64.20-A(12) of the City of North York Zoning By-law No. 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [ By-law: 572-2014 ]

(131) Exception RAC 131

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 22688. [ By-law: 572-2014 ]

(132) Exception RAC 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 26603; and

(B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [ By-law: 572-2014 ]

(133) Exception RAC 133

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law Nos. 26587 and 27699; and [By-law: 0997-2014]

(B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [ By-law: 572-2014 ]

(134) Exception RAC 134

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 28621, excluding subsections 2(a) and 3(a) of that by-law. [ By-law: 572-2014 ]

(135) Exception RAC 135

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On these lands former City of North York By-law Nos. 23282 and 27913. [ By-law: 572-2014 ]

(136) Exception RAC 136

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 64.20-A(15) and Section 64.20-A(17) of the City of North York Zoning By-law No. 7625; and

(B) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law No. 7625. [ By-law: 572-2014 ]

(137) Exception RAC 137

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law No. 190-2002. [ By-law: 572-2014 ]

(138) Exception RAC 138

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law No. 18889. [ By-law: 572-2014 ]

(139) Exception RAC 139

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law No. 20634. [ By-law: 572-2014 ]

(140) Exception RAC 140

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(237) of the former City of York Zoning By-law No. 1-83. [ By-law: 572-2014 ]

(141) Exception RAC 141

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Section 16(182) of the former City of York Zoning By-law No. 1-83, excluding subsection 3(m) of that by-law. [ By-law: 572-2014 ]

(142) Exception RAC 142

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Sections 16(130) of the former City of York Zoning By-law No. 1-83. [ By-law: 572-2014 ]

(143) Exception RAC 143

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) On 797 Jane St., Section 16(135) of the former City of York Zoning By-law No. 1-83. [ By-law: 572-2014 ]

(144) Exception RAC 144

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of York By-law No. 200. [ By-law: 572-2014 ]

(145) Exception RAC 145

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(129) of the former City of York Zoning By-law No. 1-83.  
[By-law: 0997-2014] [ By-law: 572-2014 ]

(146) Exception RAC 146

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(6) of the former City of York Zoning By-law No. 1-83. [ By-law: 572-2014 ]

(147) Exception RAC 147

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 23835. [ By-law: 572-2014 ]

(148) Exception RAC 148

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(131) of the former City of York Zoning By-law No. 1-83. [ By-law: 572-2014 ]

(149) Exception RAC 149

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(148) of the former City of York Zoning By-law No. 1-83. [ By-law: 572-2014 ]

(150) Exception RAC 150

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(179) of the former City of York Zoning By-law No. 1-83. [ By-law: 572-2014 ]

(151) Exception RAC 151

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 16(158) of the former City of York zoning By-law No. 1-83. [ By-law: 572-2014 ]

(152) Exception RAC 152

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 855 Roselawn Ave., Section 16(164) of the former City of York Zoning By-law No. 1-83. [ By-law: 572-2014 ]

(153) Exception RAC 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 26431. [ By-law: 572-2014 ]

(154) Exception RAC 154

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 85 and 95 Thorncliffe Park Dr., Section 6.10.1, of the former Town of Leaside Zoning By-law No. 1916, excluding subsection 6.10.1(C). [ By-law: 572-2014 ]

(155) Exception RAC 155

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Section 7.7.5.12, of the former Borough of East York Zoning By-law No. 6752. [ By-law: 572-2014 ]

(156) Exception RAC 156

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 500 Dawes Rd., Section 12.1.17, of the former Borough of East York Zoning By-law No. 6752. [ By-law: 572-2014 ]

(157) Exception RAC 157

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 390 Dawes Rd., Section 12.1.19, of the former Borough of East York Zoning By-law No. 6752. [ By-law: 572-2014 ]

(158) Exception RAC 158

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 10 and 12 Gower St., Section 7.7.5.20, of the former Borough of East York Zoning By-law No. 6752. [ By-law: 572-2014 ]

(159) Exception RAC 159

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On 65 and 75 Halsey Ave., Section 7.7.5.1, of the former Borough of East York Zoning By-law No. 6752. [ By-law: 572-2014 ]

(160) Exception RAC 160

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:



(A) Section 12.1.13, of the former Borough of East York Zoning By-law No. 6752. [ By-law: 572-2014 ]

(161) Exception RAC 161

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 3636 Bathurst Street, if the requirements of Section 7 and Schedule A of By-law 364-2020(LPAT) are complied with, a **building** may be erected and used if it is in compliance with the following:
- (B) The **lot** consists of the lands shown on Diagram 1 attached to By-law 364-2020(LPAT);
- (C) For the purpose of this exception, **Buildings "A" and "B"** are those buildings labelled **Building "A"** and **Building "B"** on Diagram 5 of By-law 364-2020(LPAT);
- (D) For the **buildings** identified on Diagram 5 of By-law 364-2020(LPAT), **building** height is measured from:
  - (i) the Canadian Geodetic Datum elevation of 183.70 metres for **Building "A"**; and
  - (ii) the Canadian Geodetic Datum elevation of 183.96 metres for **Building "B"**.
- (E) Despite regulation 15.20.40.50(1)(B) and (C) outdoor **amenity space** may be located on rooftop terraces.
- (F) The maximum number of **dwelling units** permitted is 497.
- (G) The cumulative **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 45,850 square metres, of which a maximum of 700 square metres may be for non-residential uses;
- (H) Despite Clause 15.20.40.10 of By-law 569-2013, no portion of any **building** or **structure** erected or used above ground on the **lot** may exceed the height in metres and in **storeys** specified by the numbers following the symbols "HT" and "ST" as shown on Diagram 5 of By-law 364-2020(LPAT); [ By-law: 1092-2021 ]
- (I) Despite (H) the following elements of a **building** are permitted to exceed the maximum height limits as follows:
  - (i) 3.5 metres for canopies, trellises, **green roof** elements and associated lighting, aircraft warning lights, window washing equipment, railings, outdoor pavilions, cabanas, and mechanical equipment and associated structures and screening;
  - (ii) 5.5 metres for mechanical penthouses; and
  - (iii) 1.0 metres for parapets.
- (J) No portion of any **building** or **structure** erected or used above ground may be located closer to a **lot line** than the distances shown on Diagram 5 of By-law 364-2020(LPAT);
- (K) Despite regulation (J) above, the following elements of a **building** are permitted to encroach into the required **building setback** shown on Diagram 5 of By-law 364-2020(LPAT) as follows:
  - (i) 1.5 metres for balconies, canopies, eaves, cornices, lighting fixtures, fences, safety railings, trellises, balustrades, barrier free ramps, exhaust and air intake vents, retaining walls, ornamental structures, stairs, stair enclosures associated with access to underground parking garage, stair landings, decks, planters, street and **landscaping** furniture, and underground garage ramps;
  - (ii) 2.0 metres for retaining walls and / or decorative **landscaping** walls; and
  - (iii) Despite (i) above, **building setbacks** do not apply below ground.
- (L) A minimum of 45 percent of the area of the **lot** must be used for **landscaping**, of which 28 percent must be **soft landscaping**;
- (M) Despite Table 200.5.10.1(1), **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
  - (i) a minimum of 0.3 **parking spaces** for each bachelor **dwelling unit**;
  - (ii) a minimum of 0.5 **parking spaces** for each 1-bedroom **dwelling unit**;
  - (iii) a minimum of 0.8 **parking spaces** for each 2-bedroom **dwelling unit**;
  - (iv) a minimum of 0.95 **parking spaces** for **dwelling units** with 3-bedrooms or greater;
  - (v) a minimum of 0.15 **parking spaces** for each **dwelling unit** for the use of residential visitors; and
  - (vi) a minimum of 1.0 **parking spaces** for each 100 square metres of non-residential **gross floor area**.
- (N) A maximum of 213 of the required **parking spaces** on the **lot** may have a minimum unobstructed width of 2.5 metres;
- (O) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:

- (i) a minimum of 0.68 long-term **bicycle parking spaces** for each **dwelling unit** within **Buildings "A" and "B"** and the replacement **dwelling units** in the existing **building**, as identified on Diagram 5 of By-law 364-2020(LPAT); and
- (ii) a minimum of 0.07 short-term **bicycle parking spaces** for each **dwelling unit** within **Buildings "A" and "B"** and the replacement **dwelling units** in the existing **building** identified on Diagram 5 of By-law 364-2020(LPAT).

(P) A minimum of two Type "G" **loading spaces** must be provided on the **lot**, of which:

- (i) 1 Type "G" **loading space** must be in **Building "A"** identified on Diagram 5 of By-law 364-2020(LPAT); and
- (ii) 1 Type "G" **loading space** must be in **Building "B"** identified on Diagram 5 of By-law 364-2020(LPAT).

(Q) Despite any severance, partition or division of the lot shown on Diagram 1, the regulations of this exception continue to apply to the whole of the lot as if no severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections:

(A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-Law 7625. [ By-law: 364-2020(LPAT) ]

**(162) Exception RAC 162**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The following regulations and clauses do not apply to a **transportation use**: 15.20.30.10(1)(B), 15.20.30.20(1)(B), and 15.20.40.70;
- (B) Despite Clause 80.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (C) Despite 80.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0. [ By-law: 1115-2018 ]

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law No. 26570, excluding subsection (a) of that by-law, and former City of North York By-law No. 28107, excluding subsection (b) of that by-law. [ By-law: 572-2014 ]

**(163) Exception RAC 163**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York By-law Nos. 25937 and 26244. [ By-law: 572-2014 ]

**(164) Exception RAC 164**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 15.20.40.70(3) and (4), the required minimum **building setback** from a northerly **side lot line** is 7.62 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

**(165) Exception RAC 165**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the **street**;
- (B) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) Of the required **parking spaces**:

- (i) a minimum of 88% must be enclosed spaces; and
- (ii) a minimum of 11% must be for visitor parking, which must be between the **lot line** abutting the **street** and the **building**;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum of 50% of the **lot area** must be **landscaping**, which includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to half the depth of the **building** below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) The minimum **building setback** from a **lot line** that abuts:
  - (i) the ON zone or I zone is 16.5 metres; and
  - (ii) any other zone, is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (H) Indoor **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;
- (I) Indoor **amenity space** may be within the **residential building** or within separate **buildings** on the **lot**; and
- (J) The minimum separation distance between **residential buildings** on the **lot** is half the total sum of the height of the **buildings**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 572-2014 ]

(166) Exception RAC 166

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Kennedy Rd. is 25.0 metres, measured from the original centreline of the **street**;
- (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) The maximum **lot coverage** is 33%; and
- (E) A greenhouse is permitted.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception (a), of former City of Scarborough By-law No. 9276. [ By-law: 572-2014 ]

(167) Exception RAC 167

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts Pharmacy Ave. is 31.0 metres, measured from the original centerline of the **street**;
- (B) **Parking spaces** must be provided at a minimum rate of 1.1 **parking spaces** per **dwelling unit**;
- (C) Of the required **parking spaces**:
  - (i) a minimum of 88% must be enclosed spaces; and
  - (ii) a minimum of 11% must be for visitor parking, which spaces must be between the **lot line** that abuts the **street** and the **building**;
- (D) The maximum **lot coverage** is 15%;
- (E) A minimum of 50% of the **lot area** must be **landscaping**, which includes all areas covered by lawns and shrubs, elevated podium **structures** and outdoor swimming pools;
- (F) All parts of a **building** below grade must be set back from a **lot line** that abuts a **street** a distance equal to half the depth of the **building** below grade, measured from the floor of the **building** to the grade at the **lot line** that abuts the **street**;
- (G) The maximum **building** height is 20 **storeys**;
- (H) The minimum **building setback** from a **lot line** that abuts:
  - (i) the ON zone or I zone is 16.5 metres; and

- (ii) any other zone, is the **lawful building setback** of the **lawfully existing building** on the **lot**;
- (I) Indoor **amenity space** must be provided at a minimum rate of 0.9 square metres for each **dwelling unit**;
- (J) Indoor **amenity space** may be within the **residential building** or within separate **buildings** on the **lot**;
- (K) The minimum separation distance between **residential buildings** on the **lot** is half the total sum of the height of the **buildings**; and
- (L) A **day nursery** is permitted if it has a maximum **gross floor area** of 140 square metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 3, of former City of Scarborough By-law No. 8978. [ By-law: 572-2014 ]

**(168) Exception RAC 168**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 36.0 metres, measured from the original centre line of the **street**;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Parking spaces** must be provided at a minimum rate of 1.1 for each **dwelling unit**; and
- (F) A minimum of 50% of the required **parking spaces** must be below ground.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 572-2014 ]

**(169) Exception RAC 169**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. and Markham Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to half the height of the **building**;
- (C) A maximum of 50% of the **interior floor area** of the **first floor** may be used for **dwelling units**;
- (D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit**, plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) **Parking spaces** must be provided at a minimum rate of 1.05 for each **dwelling unit**; and
- (F) A minimum of 50% of the required **parking spaces** must be below ground.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 11 and 19, of former City of Scarborough By-law No. 10010. [ By-law: 572-2014 ]

**(170) Exception RAC 170**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The maximum **lot coverage** is 18.0%;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 33.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Kingston Rd.; and
  - (ii) 26.0 metres, measured from the original centre line of the **street**, if the **lot line** abuts Midland Ave.;

- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is:
  - (i) a distance equal to the greater of half the height of the **building** or 15.0 metres, if the **lot line** abuts a **lot** in a RD, RS or RT zone; and
  - (ii) in all other cases, a distance equal to half the height of the **building**;
- (D) **Amenity space** must be provided at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (E) The maximum **building** height is the lesser of 17 **storeys** and 54 metres; and
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for residents, of which 84% must be below ground; and
  - (ii) 0.125 for each **dwelling unit** for visitor **parking spaces**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 12 and 20, of former City of Scarborough By-law No. 9364. [ By-law: 572-2014 ]

(171) Exception RAC 171

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 36.0 metres, measured from the original centreline of the **street**, if the **lot line** abuts Kingston Rd., Eglinton Ave. or Markham Rd.; and
  - (ii) 9.0 metres in all other cases;
- (B) The minimum **building setback** from a **side lot line** or **rear lot line** is a distance equal to half the height of the **building**;
- (C) The minimum separation between any two or more **residential buildings** on the same **lot** is a distance equal to the half of the combined total height of the two **buildings**;
- (D) The maximum **lot coverage** is 18%;
- (E) **Amenity space** must be provided at a minimum rate of 46.0 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50; and
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 1.0 for each **dwelling unit** for resident **parking spaces**;
  - (ii) 0.125 for each **dwelling unit** for visitor **parking spaces**; and
  - (iii) 70% of all **parking spaces** must be in a below grade **structure**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 12, of former City of Scarborough By-law No. 10010. [ By-law: 572-2014 ]

(172) Exception RAC 172

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** must be provided at a minimum rate of 3.0 square metres per **dwelling unit**;
- (C) **Lot coverage** does not apply; and
- (D) **Parking spaces** must be provided at a minimum rate of 1.4 **parking spaces** for each **dwelling unit**, of which:
  - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** and be for resident use; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 64, of former City of Scarborough By-law No. 10048. [ By-law: 572-2014 ]

(173) Exception RAC 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** must be provided at a minimum rate of 3.0 square metres per **dwelling unit**;
- (C) **Lot coverage** does not apply;
- (D) The minimum number of **parking spaces** required is 1.4 **parking spaces** per **dwelling unit**; and
- (E) Of the required **parking spaces**:
  - (i) a minimum of 1.0 **parking spaces** per **dwelling unit** must be in a **building** and be for resident use; and
  - (ii) a minimum of 0.2 **parking spaces** per **dwelling unit** must be for visitors.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 64, of former City of Scarborough By-law No. 10048. [ By-law: 572-2014 ]

(174) Exception RAC 174

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is 9.0 metres;
- (B) The permitted maximum projection of an unenclosed porch into the **rear yard** is 6.0 metres;
- (C) **Amenity space** must be provided at a minimum rate of 0.9 square metres per **dwelling unit**;
- (D) **Lot coverage** does not apply;
- (E) The minimum **building setback** for a below grade parking **structure** is equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (F) **Parking spaces** must be provided at a minimum rate of 1.125 **parking spaces** per **dwelling unit**, of which:
  - (i) a minimum of 65% of the spaces must be below grade; and
  - (ii) 0.11 spaces per **dwelling unit** must be surface parking for visitors.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 63 and 64, of former City of Scarborough By-law No. 10048. [ By-law: 572-2014 ]

(175) Exception RAC 175

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;
- (B) **Amenity space** must be provided at a minimum rate of 1 square metre for each **dwelling unit**;
- (C) The maximum **building** height is 77.0 metres;
- (D) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which:
  - (i) a minimum of 1.2 for each **dwelling unit** must be underground; and
  - (ii) a minimum of 0.2 for each **dwelling unit** must be for visitors; and
- (E) The permitted maximum number of **dwelling units** is the **lawful** number of **dwelling units** in the **lawfully existing building** on the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 75, of former City of Scarborough By-law No. 12360. [ By-law: 572-2014 ]

(176) Exception RAC 176

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 9.0 metres;
- (B) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;

- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) A minimum of 70% of the **lot area** must be **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 66% of all **parking spaces** must be underground; [ By-law: 451-2022 ]
- (J) A minimum of 11% of the **parking spaces** must be visitor parking; and [ By-law: 451-2022 ]
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exception 79, of former City of Scarborough By-law No. 12360. [ By-law: 572-2014 ]

(177) Exception RAC 177

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** that abuts a **street** is 9.0 metres;
- (B) For a side **main wall** and rear **main wall** the minimum **building setback** is:
  - (i) 18.0 metres from a **lot line** that abuts Sheppard Ave.; and
  - (ii) 12.0 metres from a **lot line** that abuts Birchmount Rd.;
- (C) The minimum **building setback** from a **lot line** that does not abut a **street** is a distance equal to half the height of the **building**;
- (D) The minimum separation between the **main walls** of two **residential buildings** on the same **lot** is a distance equal to half the total combined height of the two **buildings**;
- (E) **Amenity space** must be provided in each **building** at a minimum rate of 46 square metres for the first **dwelling unit** plus 0.9 square metres for each **dwelling unit** in excess of 50;
- (F) The maximum **lot coverage** is 15%;
- (G) A minimum of 70% of the **lot area** must be **landscaping**;
- (H) **Parking spaces** must be provided at a minimum rate of 1.125 for each **dwelling unit**;
- (I) A minimum of 66% of all **parking spaces** must be underground; [ By-law: 451-2022 ]
- (J) A minimum of 11% of the **parking spaces** must be visitor parking; [ By-law: 451-2022 ]
- (K) The minimum **building setback** from a **lot line** for a below grade parking **structure** is a distance equal to half the vertical distance from the lowest floor of the **structure** to the average elevation of grade at the **front lot line**; and
- (L) The maximum **building** height is 54.0 metres.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule "C" Exceptions 28 and 79, of former City of Scarborough By-law No. 12360. [ By-law: 572-2014 ]

(178) Exception RAC 178

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions: (None Apply)

Prevailing By-laws and Prevailing Sections:

- (A) Former City of North York By-law No. 30883, excluding subsection 3(a)(iii) of that by-law. [ By-law: 572-2014 ]

(179) Exception RAC 179

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 15 Martha Eaton Way, if the requirements of Section 6 and Schedule A are complied with, **buildings or structures** are permitted in accordance with (B) to (Q) below:
- (B) The **buildings** identified as Building A and Building B are as shown on Diagrams 3 and 3A attached to By-law 186-2021;
- (C) Building A is the building existing on the site known as 15 Martha Eaton Way as of March 10, 2021 and labelled as Building A on Diagrams 3 and 3A of By-law 186-2021;
- (D) For the purpose of this exception, established grade is 120.75 metres Canadian Geodetic Datum;
- (E) The total **gross floor area** of Building B must not exceed 14,000 square metres;
- (F) The total **gross floor area** of Building A, or any replacement thereof, must not exceed the greater of the **gross floor area** existing on March 10, 2021 or 39,500 square metres;
- (G) Despite Clauses 5.10.40.40, 5.10.40.70, and 15.20.40.70, and Regulation(1), 15.20.40.80(2), the required minimum **building setbacks** for Building B, and the required minimum separation distance between the **main walls** of Building A and Building B are as shown in metres on Diagram 3 and 3A of By-law 186-2021;
- (H) Despite Clause 15.5.40.60, and (G) above, the following are permitted to encroach into the required minimum building setbacks and minimum separation distance between **main walls** shown on Diagram 3 and 3A of By-law 186-2021 to a maximum of 2.0 metres:
- (i) Cornices, sills, eaves, window-washing equipment, railings, balustrades, awnings, canopies inclusive of supporting **structures**, balconies, privacy screens, planters, stairs, enclosed stairs, ramps to underground parking areas and associated enclosures, fencing, lighting, bollards, safety railings, trellises, guards, guardrails, retaining walls, access hatches, accessibility ramps, bicycle parking facilities, ornamental or architectural elements, landscape features, art installations.
- (I) Despite Regulation 15.20.40.10(1), the permitted maximum height of Building B above **established grade** is the numerical value, in metres following the symbol HT as shown on Diagrams 3 and 3A to By-law 186-2021;
- (J) Despite Regulations 15.5.40.10(2), and (I) above, for Building B the following **building** elements may exceed the permitted maximum height as indicated:
- (i) Architectural elements, awnings, balconies, bollards, canopies, cornices, eaves, fences, **green roof**, guardrails, landscape and public art features, lighting fixtures, ornamental elements, parapets, planters, platforms, railings, retaining walls, screens, terraces, trellises, underground garage ramps and their associated **structures**, vents, walkways, wheel chair ramps, wind protection, window sills, and window washing equipment to a maximum projection of 5.0 metres; and
  - (ii) Elevator enclosures and associated **structures** to a maximum projection of 6.5 metres.
- (K) The height of Building A, or any replacement thereof, must not exceed the greater of 23-storeys above established grade, or the height existing as of March 10, 2021; excluding:
- (i) The **building** elements permitted in (J)(i) above, provided they do not exceed the permitted maximum projections in (J)(i) except to the extent that they existed as of March 10, 2021.
- (L) Despite Regulation 15.20.40.50(1), **amenity space** on the lands must be provided and maintained in accordance with the following:
- (i) A minimum of 2.0 square metres per **dwelling unit** in Building B must be provided as indoor **amenity space** in Building B,
  - (ii) A minimum of 2.0 square metres per **dwelling unit** in Building B must be provided as outdoor **amenity space** of which a minimum of 40 square metres must be provided in a location directly accessible from an area containing indoor **amenity space**; and
  - (iii) No **amenity space** is required for Building A.
- (M) Despite Regulations 200.5.10.1(1), 200.15.10(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands for both Building A and Building B, in accordance with the following:
- (i) 0.86 **parking spaces** per **dwelling unit** for resident use, including a minimum of 12 accessible **parking spaces**;
  - (ii) 0.1 **parking spaces** per **dwelling unit** for visitor use; and
  - (iii) The minimum number of **parking spaces** required in (M)(i) above may be reduced by 4 **parking spaces** for each car-share space provided on the lands; up to a maximum of 8 car-share spaces.
- (N) Accessible **parking spaces** existing as of March 10, 2021 will not be subject to Regulation 200.15.1(4);
- (O) Despite Regulation 230.5.10.1 (5)(A), **bicycle parking spaces** must be provided and maintained on the lands for Building B in accordance with the following:



- (i) a minimum of 0.9 long-term **bicycle parking spaces** per **dwelling unit** in Building B; and
  - (ii) a minimum of 0.1 short-term **bicycle parking spaces** per **dwelling unit** in Building B
- (P) No bicycle parking is required for **dwelling units** in Building A.
- (Q) **Parking spaces, loading spaces, drive aisles, driveways** and ramps existing as of March 10, 2021 may be maintained.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 186-2021 ]

(180) Exception RAC 180

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 4000 Eglinton Avenue West, if the requirements of Section 8 and Schedule A of By-law 767-2020(LPAT) are complied with, **buildings, structures**, additions or enlargements are permitted in compliance (B) to (T) below;
- (B) For purposes of this Exception, **established grade** is the Canadian Geodetic Datum of 139.0 metres;
- (C) In addition to the provisions of regulation 15.5.40.40(1), the **gross floor area** of an **apartment building** is also reduced by the area in a **building** used for parking, loading and bicycle parking below-ground, required **loading spaces**, required **bicycle parking spaces** at or above-ground, and indoor **amenity space** in excess of the By-law requirement;
- (D) Despite regulation 15.20.20.100(1) (C), permitted commercial and other non-residential uses may occupy more than 50 percent of the **interior floor area** of the first **storey** of an **apartment building**;
- (E) Despite regulations 15.20.20.100(1) (D) and (E), 1,900 square metres of permitted commercial and other non-residential uses may be provided on the lands, and the **interior floor area** of an individual establishment may exceed 200 square metres;
- (F) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 95,000 square metres, provided:
  - (i) the **gross floor area** for residential uses does not exceed 93,100 square metres; and
  - (ii) the **gross floor area** for permitted commercial and other non-residential uses does not exceed 1,900 square metres;
- (G) The maximum number of **dwelling units** is 1,360;
- (H) A minimum of 15 percent of all **dwelling units** must have two or more bedrooms and a minimum of 10 percent of the **dwelling units** must have three or more bedrooms, for a total of at least 25 percent of **dwelling units** having two or three or more bedrooms;
- (I) Despite Clause 15.20.40.10, the permitted maximum height of **buildings** and **structures** is shown in metres after the letters "HT", and in **storeys** after the letters "ST", shown on Diagram 4 of By-law 767-2020(LPAT);
- (J) Despite (I) above and Clause 15.5.40.10, the following elements of a **building** and **structure** may project above the permitted maximum height:
  - (i) enclosures or vestibules providing rooftop access, lighting fixtures, trellises, canopies, awnings or other similar shade devices and associated **structures**, stairs, stair enclosures, vents, stacks, window washing equipment, wind or privacy screens, **structures** on the roof used for outside or open air recreation, heating, cooling or ventilating equipment or a wall or **structure** enclosing such elements, may project above the height limits by no more than 3.0 metres;
  - (ii) architectural features, parapets, and guard railings, balustrades, safety railings, privacy screens, ornamental elements, bollards, **green roof** elements, and associated **structures** may project above the height limits by no more than 1.8 metres;
  - (iii) skylights, roof access hatch may project above the height limits by no more than 4.0 metres;
  - (iv) parapets may project about the height limits and the maximum height of the mechanical penthouse by 0.8 m; and
  - (v) mechanical penthouses having maximum heights of 7.5 metres and covering no more than 70 percent of the roof on which it is located;
- (K) Despite Clause 15.20.40.70 and regulations 15.20.40.80(1)(B) and (2)(B), required minimum **building setbacks** and minimum separation distances are shown in metres on Diagram 4 of By-law 767-2020(LPAT);
- (L) Despite (K) above, and in addition to those elements listed in Clause 15.5.40.60, the following may encroach into the required minimum **building setbacks** and separation distances:

- (i) roof overhangs and cornices, parapets, canopies, balconies, lighting fixtures, awnings, ornamental elements, trellises, eaves, utility meters and associated enclosures, safety railings, stairs, stair enclosures, bollards, wheelchair ramps, vents, wind or privacy screens, landscape elements, terraces, decorative architectural features, bay windows, ramps and associated structures, by a maximum of 2 metres; and
- (ii) despite (i) above, balconies are not permitted to encroach into the required minimum **building setbacks** facing Eglinton Avenue West;

(M) Despite regulation 15.20.40.50(1), **amenity space** must be provided as follows:

- (i) a minimum of 1.6 square metres of indoor **amenity space** for each **dwelling unit**;
- (ii) for the first 600 **dwelling units**, outdoor **amenity space** must be provided at an interim rate of 1.25 square metres per **dwelling unit**;
- (iii) if the number of **dwelling units** exceeds a total of 600, outdoor **amenity space** must be provided at a combined total rate of 2.0 square metres per **dwelling unit**; and
- (iv) no more than 25 percent of the outdoor component may be a **green roof**;

(N) Despite regulation 15.5.50.10(1), no **landscaping** is required;

(O) Despite regulation 200.5.10.1(1), **parking spaces** must be provided and maintained on the **lot** as follows:

- (i) a minimum of 0.7 **parking spaces** for each bachelor **dwelling unit**;
- (ii) a minimum of 0.8 **parking spaces** for each one bedroom **dwelling unit**;
- (iii) a minimum of 0.9 **parking spaces** for each two bedroom **dwelling unit**;
- (iv) a minimum of 1.1 **parking spaces** for each three bedroom **dwelling unit**;
- (v) a minimum of 0.15 visitor **parking spaces** for each **dwelling unit**; and
- (vi) a minimum of 1.0 **parking space** for each 100 square metres of commercial and non-residential **gross floor area**;

(P) Despite 200.15.10. (1) (C), 22 accessible **parking spaces** must be provided and maintained on the **lot**.

(Q) Despite regulations 230.5.10.1(1), (2) and (5), **bicycle parking spaces** must be provided as follows:

- (i) a minimum of 0.68 **bicycle parking spaces** per **dwelling unit** must be allocated as long-term **bicycle parking spaces** for the **dwelling units**;
- (ii) a minimum of 0.07 **bicycle parking spaces** per **dwelling unit** must be allocated as short-term **bicycle parking spaces** for the **dwelling units**;
- (iii) a minimum of 0.13 **bicycle parking spaces** per 100 square metres of non-residential **interior floor area** must be allocated for long-term **bicycle parking spaces** for commercial and non-residential uses; and
- (iv) a minimum 3 plus 0.25 **bicycle parking spaces** for each 100 square metres of **interior floor area** must be allocated for short-term **bicycle parking spaces** for commercial and non-residential uses;

(R) Despite regulation 230.5.1.10(4), if a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **stacked bicycle parking space** is 1.2 metres, the minimum width is 0.38 metres and the minimum length is 1.9 metres and if a double **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres, the minimum width is 0.19 metres and the minimum length is 1.2 metres.

(S) Despite Clause 220.5.10.1:

- (i) for the first 600 **dwelling units**, at least one (1) Type "G" **loading space** must be provided;
- (ii) if the number of **dwelling units** exceeds a total of 600, a combined total of one (1) Type "C" **loading space** and one (1) Type "G" **loading space** must be provided.

(T) None of the provisions of By-law 569-2013 apply to prevent a sales office on the lands.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 767-2020(LPAT) ]

(181) Exception RAC 181

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 25 St. Dennis Drive, if the requirements of By-law 326-2022(OLT), Section 6 and Schedule A together with Sections (B) to (O) of By-law 326-2022(OLT) are complied with, a **residential building** may be constructed and used;
- (B) In addition to the areas listed in Regulation 15.5.40.40(1), the **gross floor area** of a **building** is also reduced by parking, loading and bicycle parking at and above the first **storey**;
- (C) The permitted maximum **gross floor area** for all uses on the **lot** is 74,824 square metres, of which:
- (i) a maximum **gross floor area** of 28,572 square metres is permitted on "Parcel 1", as shown on Diagram 3 of By-law 326-2022(OLT);
  - (ii) a maximum **gross floor area** of 12,262 square metres is permitted on "Parcel 2", as shown on Diagram 3 of By-law 326-2022(OLT); and
  - (iii) a maximum **gross floor area** of 33,990 square metres is permitted on "Parcel 3", as shown on Diagram 3 of By-law 326-2022(OLT);
- (D) Despite Regulation 15.20.40.70, the minimum required **building setbacks** in meters are as shown on Diagram 3 of By-law 326-2022(OLT);
- (E) Despite Regulation (D) above and Regulation 15.20.40.60, the following elements may encroach into a required **building setback**:
- (i) architectural features, awnings, balconies, balustrades, canopies, cornices, doors, eaves, guardrails, light fixtures, ornamental elements, parapets, trellises, railings, stairs, stair enclosures, underground garage ramps, ventilation shafts, walls of an underground garage, wheelchair ramps, window sills and associated **structures**, to a maximum of 2.1 metres;
- (F) For the purpose of this By-law 326-2022(OLT), **established grade** is the Canadian Geodetic Elevation of 127.15 metres on "Parcel 1", 127.7 metres on "Parcel 2" and 127.25 metres on "Parcel 3";
- (G) Despite Regulation 15.20.40.10, the permitted maximum height of each **building** or **structure** is the numerical value, in metres, following the letters "HT" and the permitted maximum number of **storeys** is the number following the letters "ST" as shown on Diagram 3 of By-law 326-2022(OLT);
- (H) Despite Regulation (G) above and 15.5.40.10(2) to (6) inclusive, the following elements may project beyond the permitted maximum height:
- (i) Roof access, enclosed stair wells, elevators overruns, elevator shafts, elevator machine room, maintenance equipment storage, mechanical and ventilation equipment and water supply facilities, which may project beyond the roof up to 5.0 metres; and
  - (ii) parapets, electrical, utility, vents, chimneys, flues, **green roof** elements, vent stacks, roof assemblies and any ornamental roof **structures**, which may project up to a maximum height of 2.1 metres beyond the height of the roof or the elements listed in Section H(i) above;
- (I) Despite Regulation 15.5.50.10(1), a minimum of 6,800 square metres of **landscaping** must be provided as follows:
- (i) a minimum of 3,400 square metres on "Parcel 1";
  - (ii) a minimum of 1,900 square metres on "Parcel 2"; and
  - (iii) a minimum of 1,500 square metres on "Parcel 3";
- (J) Despite regulation 15.20.40.50(1), **amenity space** must be provided in accordance with the following standards:
- (i) a minimum of 1.31 square metres per **dwelling unit** of indoor **amenity space** per **dwelling unit** for the use of residents on "Parcel 2" and "Parcel 3";
  - (ii) as part of the requirement in (J) i. above, a minimum of 100 square metres of "common indoor amenity space" must be provided on the ground floor of the **building** having a maximum height of 37 **storeys** and 108.5 metres on "Parcel 3"; a minimum of 96 square metres of "common indoor amenity space" must be provided on the ground floor of the **building** having a maximum height of 12 **storeys** and 36.5 metres on "Parcel 2" and a minimum of 490 square metres of "common indoor amenity space" must be provided on the ground floor of the **building** on "Parcel 1";
  - (iii) a minimum of 1.30 square metres per **dwelling unit** of outdoor **amenity space** for the use of residents on "Parcel 2" and Parcel 3;
  - (iv) as a component of (J)iii. above, a minimum of 550 square metres of "common outdoor amenity space" must be provided; and
  - (v) **amenity space** may be provided on "Parcel 1", "Parcel 2" and "Parcel 3";

- (K) **Parking spaces, drive aisles and driveways** located below ground within the area identified on Diagram 4 of By-law 326-2022(OLT), existing on the date of approval of By-law 326-2022(OLT) are deemed to comply with the requirements of By-law 569-2013;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** in accordance with the following standards:
- (i) a minimum of 335 **parking spaces** for residents;
  - (ii) a minimum of 60 **parking spaces** for residential visitors;
  - (iii) a maximum of 69 **parking spaces** may be located on the surface of the **lot**;
  - (iv) the minimum parking requirements noted in (L)i., ii. and iii. above may be provided on "Parcel 1", "Parcel 2" and "Parcel 3";
  - (v) a minimum of 4 dedicated "car share parking spaces" at grade; and
  - (vi) a minimum of 25 "electric vehicle parking spaces" ;
- (M) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** must be provided on the **lot** for **dwelling units** constructed after the issuance of the Order of the Local Planning Appeal Tribunal approving By-law 326-2022(OLT), in accordance with the following standards:
- (i) a minimum total of 500 "long-term" **bicycle parking spaces** on "Parcel 2" and "Parcel 3";
  - (ii) a minimum of 91 "short-term" **bicycle parking spaces**, of which a minimum of 30 "short-term" **bicycle parking spaces** must be provided on "Parcel 1";
  - (iii) a minimum of 2 bicycle repair stations must be provided, including one within a secure bicycle parking area; and
  - (iv) the minimum **bicycle parking space** requirements noted in (M)i., ii. and iii above may be provided on "Parcel 1", "Parcel 2" and/or "Parcel 3", unless stated otherwise.
- (N) Despite Regulation 220.5.10.1(2), **loading spaces** must be provided in accordance with the following standards:
- (i) a minimum of one Type "G" **loading space** must be provided on "Parcel 2"; and
  - (ii) a minimum of one Type "G" **loading space** must be provided on "Parcel 3"; and
- (O) For the purpose of this exception, the following definitions apply:
- (i) "car-share parking space" shall mean a **parking space** reserved for the practice whereby a number of people share the use of one or more **vehicles** that are owned by a profit or non-profit "car-sharing" organization and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental. A "car-share **parking space**" is a **parking space** exclusively reserved for a car used only for "car-share" purposes.
  - (ii) "common indoor amenity space" shall mean areas set aside on the ground floor of the **building** having a maximum height of 37 **storeys** and 108.5 metres ("Parcel 3") and the **building** having a maximum height of 12 **storeys** and 36.5 metres ("Parcel 2") and the **building** having a maximum height of 17 **storeys** ("Parcel 1"), as shown on Diagram 3, for social and/or recreational purposes such as exercise rooms, meeting or party rooms and other similar uses, which are accessible to all residents and tenants residing in **buildings** located on "Parcel 1", "Parcel 2" and "Parcel 3". Common indoor **amenity space** forms part of **amenity space**.
  - (iii) "common outdoor amenity space" shall mean outdoor areas at grade set aside for social and/or recreational purposes such as playgrounds, seating areas, publicly accessible privately owned and maintained areas which are accessible to all residents and tenants of the **buildings** on "Parcel 1", "Parcel 2" and "Parcel 3". Common outdoor **amenity space** forms part of **amenity space**.
  - (iv) "electric vehicle parking space" shall mean a **parking space** that is enhanced for future electric **vehicle** charging consisting of empty raceways or conduits starting in a junction box in the electrical room and terminating in a junction box central to each **parking garage** floor. For clarity, conduits may be empty to accommodate future wiring of an electric **vehicle** charging space. Electric **vehicle** charging equipment may encroach within the required dimensions of a **parking space**, up to a maximum of 0.3 metres.
  - (v) "Parcel 1" shall mean the area identified as "Parcel 1" on Diagram 3 of By-law 326-2022(OLT).
  - (vi) "Parcel 2" shall mean the area identified as "Parcel 2" on Diagram 3 of By-law 326-2022(OLT).
  - (vii) "Parcel 3" shall mean the area identified as "Parcel 3" on Diagram 3 of By-law 326-2022(OLT).

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 326-2022(OLT) ]

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 12 - 24 Leith Hill Road, if the requirements of Section 6 and Schedule A of By-law 961-2022 are complied with, a **building** or **structure** may be constructed and used in compliance with (B) to (P) below;
- (B) For the purposes of By-law 961-2022, reference to **building A**, **building B**, **building C**, **building D**, **building E**, **building F** are the **buildings** as identified on Diagram 3 attached to By-law 961-2022;
- (C) Despite any provision of By-law 961-2022, **building A** and **building B** existing as of the enactment date of that by-law are deemed to comply with its requirements;
- (D) Despite Regulation 15.5.40.10(1), for the purpose of calculating the height of a **building** or **structure** in this exception, **established grade** is the Canadian Geodetic Datum elevation of 168.87 metres;
- (E) Despite Regulations 15.5.40.10(1), and 15.20.40.10(1), the height of each new **building** or **structure** must not exceed the maximum height, in metres, following the "HT" symbol on Diagram 3 of By-law 961-2022;
- (F) Despite Provision (E) above and Regulations 15.5.40.10(2), (3) and (4), the following elements, **structures**, equipment or parts of a **building** are permitted to project above the maximum height as shown on Diagram 3 of By-law 961-2022 as follows
  - (i) Architectural features, window washing equipment, parapets, insulation, roof membrane and ballast, terrace guards, trellises, guardrails, balustrades, railings, wind mitigation screens, planters, monuments, arbours, decorative features, stairs, stair enclosures, stair landings, supportive columns, stacks, fences, screens, and landscape and public art features, all of which may encroach up to 3.5 metres;
  - (ii) Enclosures housing mechanical elements and ducts, elevators, elevator enclosures and associated **structures** up to a maximum of 6.0 metres; and
  - (iii) The erection or use of **structures** on any roof used for maintenance, safety, or wind purposes up to a maximum of 3.0 metres.
- (G) Despite Regulation 15.20.40.10(2), the permitted maximum number of **storeys** for each new **building** is the numerical value following the "ST" symbol on Diagram 3 of By-law 961-2022;
- (H) Despite Regulation 15.20.20.10(1), a rental and/or management office is also permitted;
- (I) Despite Regulation 15.20.40.40(1), the
  - (i) maximum **gross floor area** of **building A** and **building B** on Diagram 3 of By-law 961-2022 must not exceed 22,100 square metres; and
  - (ii) maximum **gross floor area** of **building C**, **building D**, **building E**, and **building F** on Diagram 3 of By-law 961-2022 must not exceed 12,000 square metres.
- (J) Despite Clauses 15.20.40.70 and 15.20.40.80, the required minimum **building setbacks** and required minimum above-ground separation distance between **main walls** are as shown in metres on Diagram 3 of By-law 961-2022;
- (K) Despite Clause 15.5.40.60 and Provision (J) above, the following elements, **structures**, equipment or parts of **buildings** are permitted to encroach into the required minimum **building setbacks** and minimum above-ground separation distance as follows:
  - (i) Architectural features, awnings, canopies, cornices, balconies, chimneys, fences, **green roof**, guardrails, finials, landscape and public art features, lighting fixtures, ornamental elements, parapets, pipes, planters, railings, retaining walls, platforms, eaves, window sills, bay windows, wheelchair ramps, bicycle racks, patios, screens, stacks, stairs, stair enclosures, trellises, retaining walls, curbs, window washing equipment, underground garage ramps and their associated **structures**, underground garage stair enclosures, landscape and public art features up to a maximum of 1.5 metres;
- (L) Despite regulation 15.5.50.10(1) and (3), a minimum of 8,000 square metres of **landscaping** must be provided and maintained on the **lot** of which a minimum of 20 percent must be **soft landscaping**;
- (M) A minimum of one Type "G" **loading space** must be provided for **building C**;
- (N) Despite Regulation 200.5.10.1(1) **parking spaces** must be provided on the **lot** as follows:
  - (i) 0.55 **parking spaces** per **dwelling unit** for residents; and
  - (ii) 0.10 **parking spaces** per **dwelling unit** for visitors.
- (O) Despite Regulations 230.5.1.10(9)(B) and 230.20.1.20(1)(C), the required "long-term" **bicycle parking spaces** may be located in a storage room or in a below-grade **parking garage** in a **building**;
- (P) Despite Regulation 230.5.1.10(4), the required "long term" **bicycle parking spaces** must comply with the following:

- (i) the minimum dimension of a **bicycle parking space** is:
  - (a) minimum length of 1.8 metres;
  - (b) minimum width of 0.6 metres; and
  - (c) minimum vertical clearance from the ground of 1.2 metres
- (ii) the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
  - (a) minimum length or vertical clearance of 1.2 metres;
  - (b) minimum width of 0.4 metres; and
  - (c) minimum horizontal clearance from the wall of 1.05 metres.
- (iii) in the case of a bicycle rack, is shall be located in a secured room or area.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625. [ By-law: 961-2022 ]

(183) Exception RAC 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known in the year 2021 as 3051 to 3079 Pharmacy Avenue, identified on Diagram 1 of By-law 161-2023, a **building, structure**, addition, or enlargement may be constructed or used if it complies with (B) to (W) below;
- (B) For the purposes of this exception, **established grade** is the Canadian Geodetic Datum elevation of 183.5 metres;
- (C) Regulations for an **apartment building** in Clause 15.5.40.40, Regulations 15.5.50.10(1), 15.5.80.10(2), 15.20.20.100(1), 15.20.20.100(4), 15.20.20.100(12), 15.20.20.100(13), 15.20.40.50(1), and 15.20.40.70(4) can also be applied to **mixed use buildings** and **townhouses**;
- (D) Despite regulation 15.5.50.10(1), a minimum of 1600 square metres of **landscaping** is required on the **lot** of which 900 square metres must be comprised of **soft landscaping**;
- (E) Regulation 15.5.80.30(1), with regards to **parking space** separation from an **apartment building** does not apply;
- (F) Regulation 15.5.100.1(2) with regards to **driveway** access does not apply;
- (G) In addition to the permitted **building** types listed in Clause 15.20.20.40, a **mixed use building** or **townhouse** are also permitted **building** types;
- (H) Despite Clause 15.20.20.10, the only permitted uses are:
  - (i) **Dwelling units** in a permitted **residential building** type in Clause 15.20.20.40;
  - (ii) **Education use**;
  - (iii) **Financial institution**;
  - (iv) **Massage therapy**;
  - (v) Medical office;
  - (vi) **Personal service shop**;
  - (vii) **Pet services**;
  - (viii) **Retail service**;
  - (ix) **Veterinary hospital**; and
  - (x) **Wellness centre**.
- (I) Despite Clause 15.20.20.20, the only permitted uses subject to condition are:
  - (i) **Automated banking machine**, provided it complies with Regulation 15.20.20.100(2);
  - (ii) **Day nursery**, provided it complies with the specific use Regulations in Section 150.45;
  - (iii) **Retail** store, provided it complies with Regulations 15.20.20.100(1) (A), (D), (E) and (F); and
  - (iv) **take- out eating establishment**, provided it complies Regulations 15.20.20.100(1) (A), (D), (E) and (F);

- (J) Despite regulation 15.20.40.10(1)(A) and 15.20.40.10(2)(A), no portion of any **building** or **structure** may exceed the height in metres and number of **stories** specified by the number following the "HT" and "ST" symbol as shown on Diagram 3 attached to By-law 161-2023;
- (K) Despite (J) above and Regulations 15.5.40.10(3) and (4), the following **building** elements may project above the permitted maximum height:
- (i) Stairs and stair enclosures, enclosures or vestibules providing rooftop access, rooftop mechanical equipment, trellises, terraces, guard rails, pergolas, eaves, parapets, columns and beams, screens, roof drainage, skylights, vents, antennae, and a mechanical/electrical room may exceed the permitted maximum height up to a maximum of 2.5 metres;
- (L) Despite regulation 15.20.40.40(1) (B), the permitted maximum **gross floor** area of all **buildings** and **structures** on the **lot** is 12,100 square metres, of which a minimum non-residential **gross floor area** of 265 square metres is required;
- (M) In addition to the areas identified in Regulation 15.5.40.40(1), the **gross floor area** of an **apartment building**, **mixed use building** or **townhouse** is also reduced by the area in a **building** used as a **parking garage**;
- (N) Despite Clauses 15.20.40.70 and 15.20.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** are as shown on Diagram 3 of By-law 161-2023, except that the required minimum aboveground separation distance between those **main walls** facing each other is 10.0 metres at the second and third **storeys** and 11.0 metres at the fourth **storey**;
- (O) In addition to the permitted encroachments into a required **building setback** listed in Clause 15.5.40.60, the following **building** elements are also permitted to encroach into the required minimum **building setbacks**:
- (i) Deck, porch, terrace, canopies, balcony, decorative or screen wall, exterior steps or ramps, entrance doors, gates, bay window, box window or other projecting window, roof overhang, eave, or roof of dormer window, pilaster, projecting columns, railings, privacy screens, columns and beams to a maximum of 2.0 metres; and
  - (ii) Where a conflict between the provisions in (i) above and Clause 15.5.40.60 occurs, the greater permitted encroachment into the required **building setback** prevails;
- (P) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** on the **lot** is:
- (i) 1.0 residential occupant **parking** space per **dwelling unit**;
  - (ii) 4.0 **parking spaces** for residential visitors; and
  - (iii) for non-residential uses, the greater of 4.0 **parking spaces** or one **parking space** for each 70 square metres of non-residential **gross floor** area and these **parking spaces** may also be shared with residential visitors.
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(B)(iv), and 200.5.1.10(2)(C)(iv) a maximum of 0.1 **parking spaces per dwelling unit** are permitted to have a required minimum length of 5.0 metres, width of 2.4 metres and a vertical clearance of 2.0 metres; [ By-law: 1101-2024 ]
- (R) Despite regulation 200.15.10.10(1) and (2), a minimum of three of the **parking spaces** required by (P) (i) and (ii) above are required to be accessible **parking spaces**; [ By-law: 1101-2024 ]
- (S) Clauses 15.20.30.10, 15.20.30.20, and 15.20.30.40, with regards to **lot area**, **lot frontage**, and **lot coverage** do not apply;
- (T) Despite clause 220.5.10.1, a minimum of one (1) Type 'G' **loading space** must be provided on the **lot**;
- (U) Despite regulation 15.20.40.50(1), a minimum of 140 square metres of outdoor **amenity space** is required to be provided on the **lot** and indoor **amenity space** is not required and the outdoor **amenity space** is not permitted to be a **green roof**;
- (V) The required minimum width of a **dwelling unit** in a **townhouse** is 4.0 metres; and
- (W) The permitted maximum number of **dwelling units** on the **lot** is 81.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 161-2023 ]

(185) Exception RAC 185

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-law and Prevailing Sections.

Site Specific Provisions:

- (A) On 1184 Wilson Avenue, as shown on Diagram 1 of By-law 985-2022, if the requirements of By-law 985-2022 are complied with, a **building or structure**, may be constructed, used or enlarged in compliance with (B) to (T) below;
- (B) For the purpose of this exception, **established grade** is the Canadian Geodetic Datum elevation of 172.00 metres;
- (C) Despite Regulation 15.5.50.10 (1), there is no minimum area of the **lot** required for **landscaping or soft landscaping**;
- (D) Despite Regulation 15.5.50.10 (2), a strip of land for **soft landscaping** along a **lot line** abutting a **lot** in an RD zone, may include a raised planter and a retaining wall;
- (E) Despite Clause 15.20.20.100 all non-residential uses must be located on the ground floor of an **apartment building** and must not exceed a total **gross floor area** of 375.0 square metres;
- (F) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" symbol as shown on Diagram 5 of By-law 985-2022;
- (G) Despite Regulation 15.20.40.10(2), the permitted maximum number of **storeys** of a **building or structure** is the number following the letters "ST" as shown on Diagram 5 of By-law 985-2022;
- (H) Despite Clause 15.5.40.10 and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 985-2022:
- (i) Roof drainage components, or thermal and waterproofing assemblies located at each roof level;
  - (ii) Planters, railings and privacy screens located at each roof level, by a maximum of 1.5 metres;
  - (iii) A parapet by a maximum of 1.5 metres;
  - (iv) **Structures** on the roof of any part of the **building** used for, **green roofs**, wind mitigation features, landscape features, partitions dividing outdoor balconies, telecommunications equipment and antennae, window washing equipment, lighting rods and exhaust flutes, by a maximum of 2.5 metres; and
  - (v) **Structures** or equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, enclosed stairwells, mechanical penthouses, roof accesses, elevator shafts, vents and or water supply facilities, by a maximum of 5.0 metres.
- (I) The maximum permitted **gross floor area** on the **lot** is 17,814 square metres;
- (J) A maximum of 262 **dwelling units** are permitted;
- (K) Despite Regulation 15.20.40.50(1), **amenity space** must be provided on the **lot** at the following rate:
- (i) A minimum of 2.18 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) A minimum of 2.20 square metres for each **dwelling unit** as outdoor **amenity space**.
- (L) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 985-2022;
- (M) Despite Regulation 15.20.40.80 (1), the required minimum separation of **main walls** are as shown in metres on Diagram 5 of By-law 985-2022;
- (N) Despite Regulation 15.20.40.80 (4), the required minimum distance between an **apartment building** in the RAC zone and a **lot** in a RD zone is 5.5 metres;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) Minimum of 0.8 resident **parking spaces** per one-bedroom **dwelling unit**;
  - (ii) Minimum of 0.8 resident **parking spaces** per one-bedroom plus den **dwelling unit**;
  - (iii) Minimum of 0.9 resident **parking spaces** per two-bedroom **dwelling unit**;
  - (iv) Minimum of 1.1 resident **parking spaces** per three-bedroom **dwelling unit**;
  - (v) Minimum of 0.15 visitor **parking spaces** per **dwelling unit**;
  - (vi) Minimum of one (1) "car-share" **parking space**; and
  - (vii) No additional **parking spaces** will be required for non-residential uses on the ground floor of an **apartment building**.
- (P) For the purposes of this Exception:
- (i) "Car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental;



- (ii) "Car-share **parking space**" means a **parking space** exclusively reserved and signed for a vehicle used only for "car-share" purposes; and
  - (iii) "Type G Loading Space" means a **loading space** that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres.
- (Q) Despite Clause 220.5.10.1:
- (i) one (1) Type "G " **loading space** is required; and
  - (ii) no additional **loading space** will be required for any non-residential uses on the ground floor of an **apartment building**.
- (R) Despite Regulations 230.5.10.1(1) and (4) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the minimum rates:
- (i) 0.07 "short term" **bicycle parking spaces** per **dwelling unit**;
  - (ii) 0.68 "long term" **bicycle parking spaces** per **dwelling unit**; and
  - (iii) No additional **bicycle parking spaces** are required for non-residential uses on the ground floor of an **apartment building**.
- (S) Despite Regulation 230.5.1.10 (7), no change and shower facilities are required;
- (T) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.

Prevailing By-laws and Prevailing Sections:

- (A) Schedule 'D' Airport Hazard Map from City of North York Zoning By-law 7625. [ By-law: 985-2022 ]

(186) Exception RAC 186

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 5950 Bathurst Street, if the requirements of By-law 983-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y) below;
- (B) The **buildings** and **structures** permitted on the **lot** include the "Existing Building" and "New Building" as shown on Diagram 3 of By-law 983-2022;
  - (i) For the purposes of this exception, "Existing Building" means the existing **apartment building** located on the lands municipally known as 5950 Bathurst Street in the year 2021 as shown on Diagram 3 of By-law 983-2022, subject to alterations, additions and internal modifications that do not result in any additional **gross floor area**;
  - (ii) For the purposes of this exception, "New Buildings" means the proposed **apartment building** and **townhouses** on the lands as shown on Diagram 3 of By-law 983-2022;
- (C) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted within an **apartment building** or **townhouse**;
- (D) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 186.70 metres and elevation of the highest point of the **building** or **structure**;
- (E) Despite Regulation 15.20.30.40 (1)(A), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 45 percent;
- (F) Despite Regulation 15.20.40.40(1), the "New Buildings" must not exceed a total **floor space index** of 2.49;
- (G) Despite Regulation 15.5.40.40(1), the total **gross floor area** located within the "Existing Building" must not exceed the **gross floor area** existing therein as of September 1, 2019;
- (H) A maximum of 260 **dwelling units** are permitted in the "New Buildings" of which:
  - (i) a minimum of 25 percent must be two-bedroom **dwelling units**;
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units**; and

- (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (I) A maximum of 129 **dwelling units** are permitted in the "Existing Building";
- (J) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the "HT" symbol in metres as shown on Diagram 3 of By-law 983-2022;
- (K) Despite Regulations 15.5.40.10 (3) to (6) and (I) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**;
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents to a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, to a maximum of 6.0 metres;
  - (iii) architectural features, parapets, elements and **structures** associated with a **green roof**, planters, bollards, fences, retaining walls, vents, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace by a maximum of 2.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.5 metres;
  - (v) trellises, pergolas, lighting fixtures and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres; and
  - (vi) additional equipment and **structures** not identified in (i) to (v) above that existed above the height of the "Existing Building" as shown on Diagram 3 as of September 1, 2019;
- (L) Despite Regulation 15.20.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
  - (i) At least 2.0 square metres for each **dwelling unit** in the "New Buildings" as indoor **amenity space**;
  - (ii) At least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** in the "New Buildings" of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
  - (iii) The 3.0 metre wide strip of lands shown as "Trail Connection" on Diagram 3 of By-law 983-2022 cannot be counted towards the achievement of the required outdoor **amenity space** in (ii);
  - (iv) The **amenity space** provided in accordance with Regulations (i) and (ii) above must be available and accessible to the residents of the "Existing Building";
- (M) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 983-2022;
- (N) Despite Clause 15.20.40.80, the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 983-2022;
- (O) Despite Clauses 15.5.40.60 and (M) and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, terraces, exterior stairs and stair enclosures, access ramps, elevating devices, lighting fixtures, and bicycle racks, by a maximum of 6.25 metres at the **first floor**;
  - (ii) canopies, awnings and screens by a maximum of 3.0 metres;
  - (iii) balconies and guardrails, by a maximum of 2.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast and cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.5 metres;
  - (v) eaves, dormers, cornices, chimneys, vents, pipes, windowsills, stacks, by a maximum of 1.0 metres; and
  - (vi) fences, planters, and retaining walls;
- (P) Regulations 15.5.50.10(1) and (3), with respect to minimum **landscaping** requirements does not apply;
- (Q) Despite Regulation 15.5.100.1(1) a **driveway** within 4.5 metres of a **lot line** abutting a **street** must have:
  - (i) A minimum width of 3.0 metres for each **lane**; and
  - (ii) A maximum width of 6.0 metres;
- (R) Regulation 15.5.100.1(2), with respect to **driveway** access to **apartment buildings**, does not apply;
- (S) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.61 residential occupant **parking spaces** for each **dwelling unit**;

- (ii) a minimum of 0.09 residential visitor **parking spaces** for each **dwelling unit**; and
  - (iii) a minimum of 3 **parking spaces** for the **Day Nursery** use;
- (T) Despite (S) above, "car-share **parking spaces**" may replace **parking spaces** required for residential occupants, subject to the following:
- (i) a reduction of four (4) resident occupant **parking spaces** will be permitted for each "car-share **parking space**" provided and that the maximum reduction permitted be capped by the application of the following formula:
    - (a) four (4) multiplied by (total number of **dwelling units** divided by 60), rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share **parking space**" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (U) Despite Regulation 200.5.1(1), within the "Existing Building" a minimum **drive aisle** width of 5.0 metres is permitted;
- (V) Despite Regulation 200.5.1.10(2), within the "Existing Building" a maximum of 20 **parking spaces** may have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 2.2 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (W) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (X) Despite Regulation 230.5.1.10(4)(B)(i), the required minimum length or vertical clearance of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is 1.2 metres;
- (Y) Despite Regulation 230.5.1.10(4)(C), if a **stacked bicycle parking space** is provided, the minimum width for each **bicycle parking space** is 0.4 metres and the minimum vertical clearance for each **bicycle parking space** is 1.0 metres.

Prevailing By-laws and Prevailing Sections: (None Apply)

(187) Exception RAC 187

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands shown on Diagram 1 of By-law 828-2022, if the requirements of this By-law are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) For the purposes of this exception:
  - (i) "lot" is defined as the lands outlined by black lines collectively comprising Block 1, Block 2, Block 4, Block 5, Block 7A, Block 7B, Existing Block 1 and Existing Block 2 as identified on Diagram 1 of By-law 828-2022;
  - (ii) "lot line" is defined to include the boundary of any of Block 1, Block 2, Block 4, Block 5, Block 7A, Block 7B, Existing Block 1 and Existing Block 2 as identified on Diagram 1 of By-law 828-2022;
  - (iii) "existing buildings" are the **buildings** and **structures** lawfully existing on the **lot**, labelled as "Existing Building" as shown on Diagram 3 of By-law 828-2022; and
  - (iv) "average grade" means the average elevation of the finished ground surface, around all sides of a **building** or **structure**, measured where the **building** or **structure** meets the ground surface;
- (C) In addition to the building types permitted in 15.20.20.40(1), a **townhouse** is a permitted **residential building** type;

- (D) Despite Regulation 15.5.50.10(1)(B), no **soft landscaping** is required;
- (E) Despite Regulation 15.20.30.10(1), the minimum **lot area** is 600.0 square metres;
- (F) Despite Regulation 15.20.30.20(1), the minimum **lot frontage** is 15.0 metres;
- (G) Regulation 15.20.30.40(1), with respect to **lot coverage** does not apply
- (H) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the "average grade" and elevation of the highest point of the **building** or **structure**;
- (I) Despite Regulations 15.20.40.10(1) and (2), the permitted maximum height and number of **storeys** of a **building** or **structure** is the numerical value in metres, following the letters "HT" and the number of **storeys**, following the letters "ST" on Diagram 3 of By-law 828-2022;
- (J) The buildings labelled as Existing Building on Diagram 3 of By-law 828-2022, and the **structures** and uses on Existing Block 1 and Existing Block 2 shown on Diagram 1 of By-law 828-2022 on the **lot** as of June 1, 2022, are permitted on the **lot**;
- (K) Despite Regulation 15.20.40.40(1), the maximum permitted **gross floor area**, excluding Existing Block 1 and Existing Block 2 as shown on Diagram 1 of By-law 828-2022 is 115,000.0 square metres, of which the maximum permitted **gross floor area** for Block 4, Block 5, Block 7A and Block 7B as shown on Diagram 1 of By-law 828-2022 is as follows:
  - (i) 30,500.0 square metres for Block 4;
  - (ii) 7,200.0 square metres for Block 5;
  - (iii) 14,100.0 square metres for Block 7A; and
  - (iv) 14,700.0 square metres for Block 7B;
- (L) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as specified in Regulations (i) to (vi) below;
  - (i) On Block 1, as identified on Diagram 1 of By-law 828-2022:
    - (a) the portions of a **building** or **structure** located between "average grade" and a height of 30.0 metres must be setback a minimum of 2.0 metres and a maximum 6.0 metres from the "lot line";
    - (b) the **main wall** of a **building** or **structure** located above a height of 18.0 metres, must be setback a minimum of 3.0 metres from the exterior of a **main wall** of any **storey** of the same **building** or **structure** located below a height of 18.0 metres, excluding the elements permitted by (O) below; and
    - (c) the portions of a **building** or **structure** located above a height of 18.0 metres must not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 850.0 square metres;
  - (ii) On Block 2, as identified on Diagram 1 of By-law 828-2022:
    - (a) the portions of a **building** or **structure** located between "average grade" and a height of 30.0 metres must be setback a minimum of 2.0 metres and a maximum 6.0 metres from the "lot line";
    - (b) the portions of a **building** or **structure** located between "average grade" and a height of 30 metres must be setback a minimum of 0.0 metres and a maximum of 6.0 metres from the "lot line" abutting Jane Street;
    - (c) the **main wall** of a **building** or **structure** located above a height of 30.0 metres, must be setback a minimum of 3.0 metres from the exterior of a **main wall** of any **storey** of the same **building** or **structure** located below a height of 30 metres, excluding the elements permitted by (O) below;
    - (d) no portion of a **building** or **structure** located above a height of 30.0 metres may be erected more than 35.0 metres from the "lot line" fronting onto Jane Street excluding the elements permitted by Regulation (O) of By-law 828-2022; and
    - (e) the portions of a **building** or **structure** located above a height of 22.0 metres must not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 800.0 square metres;
  - (iii) On Block 4, as identified on Diagram 1 of By-law 828-2022:
    - (a) the portions of a **building** or **structure** located between **average grade** and a height of 30.0 metres must be setback a minimum of 2.0 metres and a maximum 6.0 metres from the "lot line";
    - (b) the portions of a **building** or **structure** located between "average grade" and a height of 30.0 metres must be setback a minimum of 0.0 metres and a maximum of 6.0 metres from the "lot line" abutting Jane Street;

- (c) the **main wall** of a **building** or **structure** located above a height of 22.0 metres, must be setback a minimum of 3.0 metres from the exterior of a **main wall** of any **storey** of the same **building** or **structure** located below a height of 22.0 metres, excluding the elements permitted by (O) below;
  - (d) no portion of a **building** or **structure** above a height of 30.0 metres may be erected more than 55.0 metres from the "lot line" fronting onto Jane Street, excluding the elements permitted by (O) below; and
  - (e) the portions of a **building** or **structure** located above a height of 22.0 metres must not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 750.0 square metres;
- (iv) On Block 5, as identified on Diagram 1 of By-law 828-2022:
  - (a) the portions of a **building** or **structure** located between "average grade" and a height of 30 metres must be setback a minimum of 2.0 metres and a maximum 6.0 metres from the "lot line"; and
  - (b) no portion of a **building** or **structure** above a height of 15.0 metres may be erected more than 35.0 metres from the "lot line" fronting onto Street C as shown on Diagram 1 of By-law 828-2022, excluding the elements permitted by (O) below;
- (v) On Block 7A, as identified on Diagram 1 of By-law 828-2022:
  - (a) the portions of a **building** or **structure** located between "average grade" and a height of 30 metres must be setback a minimum of 2.0 metres and a maximum 6.0 metres from the "lot line";
  - (b) the portions of a **building** or **structure** located between "average grade" and a height of 30 metres must be setback a minimum of 2.5 metres and a maximum 14.0 metres from the "lot line" abutting Firgrove Crescent; and
  - (c) the **main wall** of a **building** or **structure** located above a height of 12.0 metres must be setback a minimum 1.5 metres from the exterior of a **main wall** of any **storey** of the same **building** or **structure** located below a height of 12.0 metres, excluding the elements permitted by (O) below;
- (vi) On Block 7B, as identified on Diagram 1 of By-law 828-2022:
  - (a) the portions of a **building** or **structure** located between "average grade" and a height of 30.0 metres must be setback a minimum of 2.0 metres and a maximum of 6.0 metres from the "lot line";
  - (b) the portions of a **building** or **structure** located between "average grade" and a height of 30.0 metres must be setback a minimum of 2.5 metres and a maximum of 8.0 metres from the "lot line" abutting Firgrove Crescent;
  - (c) the **main wall** of a **building** or **structure** located above a height of 18.0 metres, must be setback a minimum of 3.0 metres from the exterior of a **main wall** of any **storey** of the same **building** or **structure** located below a height of 18.0 metres, excluding the elements permitted by (O) below; and
  - (d) the portions of a **building** or **structure** located above a height of 18.0 metres must not exceed a maximum floor area, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, of 750.0 square metres;
- (M) In addition to the requirements of Regulation 15.20.40.80(2)(B) and Regulation (L) above, every **building** with a height greater than 30.0 metres must be separated by at least 25.0 metres from each other **building** with a height greater than 30.0 metres, measured only for the portions of the **buildings** that collectively enclose the entirety of a **storey** with a height greater than 30.0 metres, excluding the elements permitted by (O) below;
- (N) In addition to the requirements of Regulation 15.20.40.80(1) and Regulation (L) above, if a line projected at a right angle from a **main wall** of a **building** with a height greater than 30.0 metres intercepts another **main wall** of the same **building**, those **main walls** must be separated by a minimum 25.0 metres, measured only for the portions of the **building** that collectively enclose the entirety of a **storey** with a height greater than 30.0 metres, excluding the elements permitted by (O) below;
- (O) Despite Clause 15.5.40.60 and Regulation (L) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) Balconies, cornices, lighting fixtures, awnings, ornamental elements, commercial or wayfinding signage, parapets, trellises, eaves, window sills and projections, guardrails, balustrades, railings, wheel chair ramps or other accessibility features, stairs, stair enclosures, vents, underground garage ramps and their associated **structures** or equipment, fences, screens, planter boxes, intake and exhaust vents, to a maximum of 2.0 metres;

- (ii) Wind mitigation features including canopies, awnings and glazed entry vestibules to a maximum of 3.0 metres;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
  - (i) For 'assisted housing' **dwelling units**, **parking spaces** must be provided for each **dwelling unit** in accordance with the following minimum rates:
    - (a) A minimum of 0.36 **parking spaces** for each two bedroom **dwelling unit**;
    - (b) A minimum 0.71 **parking spaces** for each three bedroom **dwelling unit**; and
    - (c) A minimum of 0.1 visitor **parking spaces** for each **dwelling unit**;
  - (ii) For **dwelling units** in an **apartment building**, **parking spaces** must be provided for each **dwelling unit** in accordance with the following minimum rates:
    - (a) A minimum 0.74 **parking spaces** for each one bedroom **dwelling unit**;
    - (b) A minimum of 0.81 **parking spaces** for each two bedroom **dwelling unit**;
    - (c) A minimum 1.0 **parking spaces** for each three bedroom **dwelling unit**; and
    - (d) A minimum of 0.1 visitor **parking spaces** for each **dwelling unit**;
  - (iii) For non-residential uses, **parking spaces** must be provided in accordance with the following minimum rates:
    - (a) **Parking spaces** must be provided at a ratio of 1.5 **parking spaces** per 100 square metres of **gross floor area**;
- (Q) Required **parking spaces** for non-residential uses may be provided on Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, Block 7A and/or Block 7B, as shown on Diagram 1 of By-law 828-2022 and may be shared on a non-exclusive basis.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 828-2022 ]

(188) Exception RAC 188

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 30 Gilder Drive, if the requirements of By-law 896-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) The **buildings** and **structures** permitted on the **lot** include the "Existing Building" and "New Building" as shown on Diagram 3 of By-law 896-2022:
  - (i) For the purposes of this exception, "new building" means the **apartment building** labelled as "New Building" as shown on Diagram 3 attached to By-law 896-2022;
  - (ii) For the purposes of this exception, "existing building" means the **apartment building** labelled as "Existing Building" as shown on Diagram 3 attached to By-law 896-2022 and existing **ancillary buildings** or **structures**, including portions below finished ground level, an underground **parking garage** and garage entry ramp, all as existing on the **lot** as of July 6, 2021.
- (C) The permitted maximum residential **gross floor area** in the "new building" is 19,200 square metres;
- (D) The total **gross floor area** of the "existing building" must not exceed the **gross floor area** existing therein as of July 6, 2021;
- (E) A maximum of 263 **dwelling units** are permitted in the "new building";
- (F) A maximum of 192 **dwelling units** are permitted in the "existing building";
- (G) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 166.15 metres and the elevation of the highest point of the **building** or **structure**;
- (H) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 attached to By-law 896-2022;
- (I) Despite Regulation 15.20.40.10(2), the permitted maximum number of **storeys** in the "new building" is 25 **storeys**; and
  - (i) for the purpose of this exception, a mezzanine, mechanical penthouse or enclosed roof access does not constitute a **storey**;

- (J) Despite Regulations 15.5.40.10(2), (3), (4), (5) and (6) and (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 896-2022:
- (i) Elevator overruns, mechanical penthouse, enclosure for mechanical equipment, and stair enclosures to a maximum of 7.0 metres;
  - (ii) Terraces and balcony guards, elements of a **green roof** and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features to a maximum of 3.0 metres;
  - (iii) Window washing equipment to a maximum of 8.0 metres; and
  - (iv) Ladder for maintenance purposes to a maximum of 1.2 metres;
- (K) Despite Regulation 15.20.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 22 percent;
- (L) Regulation 15.20.40.50(1), with respect to **amenity space**, does not apply to the "existing building" and any **amenity space** existing as of July 6, 2021 must be maintained;
- (M) Despite regulation 15.20.40.50(1), **amenity space** for the "new building" must be provided as follows:
- (i) A minimum of 544 square metres of indoor **amenity space** for use by the residents of the **dwelling units** in the "new building" which may be located in a combination of stand-alone or interconnected indoor spaces; and
  - (ii) A minimum of 816 square metres of outdoor **amenity space** for the residents of the **dwelling units** for the "new building" which may be located in a combination of stand-alone or interconnected outdoor spaces;
- (N) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 4 of by-law 896-2022;
- (O) Despite Regulations 15.20.40.80(1) and (2), the required minimum separation of **main walls** are as shown in metres on Diagram 4 of By-law 896-2022;
- (P) Despite Clause 15.5.40.60 and (N) and (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) Eaves, cornices, columns, landscape features, wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards, awnings, arcades, canopies, raised planters, patios, retaining walls, fences, vents, screens, wind mitigation screens and features, underground parking ramp and associated **structures**, damper equipment, window washing equipment by a maximum of 4.0 metres;
  - (ii) Enclosures housing mechanical elements and ducts, elevators, elevator enclosures and overruns, and associated **structures** by a maximum of 1.2 metres;
  - (iii) Elements or **structures** on any roof used for outside or open air recreation, including **amenity space**, and for maintenance, safety, wind protection or **green roof** purposes by a maximum of 1.2 metres; and
  - (iv) Balconies by a maximum of 2.0 metres.
- (Q) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 0.53 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) A minimum of 0.07 residential visitor **parking spaces** for each **dwelling unit**;
  - (iii) A minimum of 5 "car-share parking spaces"; and
- (R) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:
- (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and the maximum reduction permitted is capped by the application of the following formula:
  - (ii) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a vehicle used only for "car-share" purposes;
- (S) Despite Regulation 220.5.10.1(2), two (2) Type "G" **loading spaces** must be provided and maintained on the lands for the "new building";

(T) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided for the "new building" in accordance with the following minimum rates:

- (i) 0.68 "long-term" **bicycle parking space** for each **dwelling unit**; and
- (ii) 0.07 "short-term" **bicycle parking space** for each **dwelling unit**.

(U) Despite regulation 230.5.10.1(1), the required **bicycle parking spaces** rates do not apply to the "existing building" as shown on Diagram 3 of By-law 896-2022.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 896-2022 ]

(189) Exception RAC 189

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions:

Site Specific Provisions:

- (A) On 6080 Yonge Street and 11 Homewood Avenue, if the requirements of Section 6 and Schedule A of By-law 1179-2022(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite Regulations 15.5.40.10(1) and 15.20.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 190.7 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 15.20.30.40(1), the permitted maximum **lot coverage** for all the **buildings** on the lands, is 68 percent of the **lot area**;
- (D) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1179-2022(OLT);
- (E) Despite Regulation 15.20.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1179-2022(OLT);
- (F) Despite Regulation 15.5.40.10(2) to (5) and (D) above, the following equipment and **structures** may project above the maximum height shown on Diagram 3 of By-law 1179-2022(OLT):
  - (i) parapets, trellises, window washing equipment, guardrails, safety railings, stairs, stair enclosures, vents, stacks, fences, wind or privacy screens, landscape elements (including **green roofs**), skylights, flues, access roof hatch, chimneys, structures on the roof used for outside or open air recreation, ramp enclosures, heating, cooling or ventilating equipment or a fence, wall or structure enclosing such elements which may project above the height limits to a maximum of 3.5 metres;
  - (ii) mechanical penthouses, elevator overruns and associated enclosures, which may project above the height limits to a maximum of 7.0 metres;
- (G) Despite Regulation 15.20.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 20,400 square metres;
- (H) Despite Clause 15.20.40.70 the required minimum **building** setbacks are shown on Diagram 3 of By-law 1179-2022(OLT);
- (I) Despite Regulations 15.5.40.50(2), 15.5.40.60(1) and (3) and (H) above, the following elements may encroach into the required minimum **building** setbacks as follows:
  - (i) exterior stairways, cornices, canopies, waste storage and loading space enclosures, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, eaves, window sills, window washing equipment, balustrades, terraces, decorative architectural features, bay windows, retaining walls, pilasters and sills, and porches and decks, either excavated or unexcavated, to a maximum of 2.5 metres;
- (J) Despite Regulation 15.5.50.10(1), a minimum of 24 percent of the area of the **lot** must be for **landscaping**;
- (K) Regulation 15.5.100.1(2) does not apply;
- (L) Despite Regulation 15.20.40.1(2), the maximum number of **dwelling units** on the **lot** shall not exceed 259;
- (M) Despite Clause 15.20.40.50, **amenity space** shall be provided as follows:
  - (i) a minimum rate of 2.0 square metres of indoor **amenity space** per new apartment **dwelling unit**; and
  - (ii) a minimum rate of 2.0 square metres of outdoor **amenity space** per new apartment **dwelling unit**;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for **dwelling units** shall be provided and maintained as follows:
  - (i) a minimum rate of 0.7 **parking spaces** per apartment **dwelling unit** for residents and visitors; and



- (ii) a minimum of 1 **parking space** per 100 square metres for non- residential use;
- (O) Regulation 200.15.1(4) with respect to the location of accessible **parking spaces** does not apply;
- (P) Despite Regulation 220.5.10.1(2), a minimum of one Type "G" **loading space** shall be provided on the lands;
- (Q) Despite Regulations 230.5.10.1(1),(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained in accordance with the following minimum rates:
  - (i) a minimum of 0.68 "long-term" **bicycle parking spaces** for each dwelling unit; and
  - (ii) a minimum of 0.07 "short-term" **bicycle parking spaces** for each dwelling unit;

Prevailing By-laws and Prevailing Sections:

(190) Exception RAC 190

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 1693, 1695 and 1705-1707 Weston Road and 10 Victoria Avenue East, if the requirements of Section 7 and Schedule A of By-law 965-2022 are complied with, an **apartment building** or **structure** may be constructed in compliance with (B) through (P) below;
- (B) Despite Regulation 15.20.20.100 (1)(E), the interior floor area of an individual non-residential establishment may not exceed 350 square metres;
- (C) The total **gross floor area** of **buildings** and **structures** must not exceed a maximum of 20,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 19,500 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 500 square metres.
- (D) The provision of **dwelling units** is subject to the following:
  - (i) a minimum of 25 percent of the total number of **dwelling units** must have two bedrooms; and
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
- (E) Despite Regulations 15.5.40.10 (1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 126.21 metres to the highest point of the **building** or **structure**;
- (F) Despite Regulations 15.5.40.10 (3), (4) and (6), and 15.20.40.10 (1) the permitted maximum height of a **building** or **structure**, is the height in metres specified by the numbers following the HT symbol as shown on Diagram 3 of By-law 965-2022, which is inclusive of the mechanical penthouse;
- (G) Despite (F) above and Regulation 15.5.40.10 (5), the following elements of a **building** or **structure** may project above the permitted maximum height as shown on Diagram 3 of By-law 965-2022:
  - (i) elements of a **green roof**, parapets, awnings, guard rails, railings and dividers, balustrades, eaves, roof drainage and assemblies, scuppers, fall-arrest systems, chimneys, stacks, vents, windowsills, window washing equipment, insulation and building envelope membranes, decking, pavers, bollards, and built-in planter boxes, bollards, columns, architectural features, screens and landscaping elements may project above the permitted maximum heights shown on Diagram 3 to a maximum of 1.5 metres; and
  - (ii) wind, noise or privacy screens or other unenclosed structures/mitigation measures, balustrades, railings and dividers, pergolas, trellises, eaves, privacy screens, skylights, light fixtures, access hatches, window washing equipment, lightning rods, stair enclosures, terraces, and **landscaping** elements and **structures** located on the roof used for outside or open air recreation may project above the permitted maximum heights shown on Diagram 3 to a maximum of 3.0 metres;
- (H) Despite Regulation 15.20.40.70, the required minimum **building setbacks** in metres are as shown on Diagram 3 of By-law 965-2022;
- (I) Despite (H) above and Regulation 15.5.40.60, the following **building** elements may encroach into a required minimum **building setback**:
  - (i) canopies, awnings, and signage to a maximum of 3.0 metres;
  - (ii) light fixtures, fences and safety railings, ornamental elements, ventilation shafts, mechanical equipment, guardrails, balconies, balcony dividers, bollards, accessibility ramps or other elevating devices, stairs, stair enclosures, site servicing features, window washing equipment, **building** envelope membranes, screening, fences, pergolas, trellises, and landscape elements and features to a maximum of 2.0 metres;

- (iii) vents, pipes, eaves, cornices, roof overhangs, roof drainage, parapets, balustrades, windowsills, pilasters, chimney breasts, bay windows, columns and other minor architectural projections to a maximum of 1.5 metres;
- (iv) cladding to a maximum of 0.25 metres; and
- (v) exterior stairs providing access to a **building** or **structure** if the stairs are:
  - (a) no longer than 7.7 metres;
  - (b) no wider than 3.1 metres; and (C) no closer to a **lot line** than 0.6 metres;
  - (c) no closer to a **lot line** than 0.6 metres;
- (J) Regulations 15.5.50.10(1) and (2), with respect to **landscaping** requirements for **apartment buildings**, shall not apply;
- (K) Regulation 15.5.100.1(1)(B), with respect to maximum driveway width, shall not apply;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.55 residential occupant **parking spaces** per **dwelling unit**;
  - (ii) a minimum of 0.05 residential visitor **parking spaces** per **dwelling unit**;
  - (iii) no **parking spaces** are required for a **retail store**;
  - (iv) a minimum of 4 of the residential visitor **parking spaces** required by (L)(ii) above must be dedicated for the purpose of "car-share" **parking spaces**;
  - (v) "car-share" or "car-sharing" means the **practice** where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres drive, and set membership requirements of the "car-sharing" organization, including payment of a membership fee that may or may not be refundable; and
  - (vi) "car-share" **parking space** means a **parking space** exclusively reserved and signed for a car used only for "car-share" purposes;
- (M) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**;
- (N) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** must have the following minimum dimensions:
  - (i) minimum length of 1.8 metres;
  - (ii) minimum width of 0.45 metres; and
  - (iii) minimum vertical clearance of 1.2 metres;
- (O) Regulation 230.5.1.10(9)(B), with respect to the location of long term **bicycle parking spaces**, does not apply; and
- (P) Despite Regulation 230.5.1.10(10), both "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 965-2022 ]

(193) Exception RAC 193

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 6020 and 6030 Bathurst Street, if the requirements of Section 8 and Schedule A of By-law 238-2023(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;
- (B) Despite Regulation 15.20.20.40(1), a **townhouse** is a permitted **building type**;

- (C) Despite Regulations 15.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 191.30 metres and the elevation of the highest point of the **building or structure** for **building "A"** and the distance between the Canadian Geodetic Datum of 191.90 metres and the elevation of the highest point of the **building or structure** for **buildings "B" and "C"**;
- (D) Despite Regulation 15.20.40.1 0 (1) and (2), the height of any **building or structure** must not exceed the maximum height in metres specified by the numbers following the symbol "HT" and **storeys** specified by the numbers following the symbols "ST" on Diagram 3 of By-law 238-2023(OLT);
- (E) Despite Regulations 15.5.40.10(3) and (6) and 15.20.40.10(1), the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 238-2023(OLT) and are not a **storey**:
- (i) **structures**, equipment or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, water supply facilities, electrical, utility, mechanical and ventilation equipment, window washing equipment and **structures** that enclose, screen or cover the these elements to a maximum of 6.0 metres;
  - (ii) chimneys, pipes and vents associated with items identified in (E)(i) above, to an additional maximum of 5.0 metres;
  - (iii) garage vents and signage, to a maximum of 5.0 metres; and
  - (iv) wind and privacy screens, pergolas, ornamental elements, terrace guards and dividers, railings, antennae, satellite dishes and elements of a **green roof**, to a maximum of 3.0 metres.
- (F) Despite Regulation 15.20.40.40(1), the total **gross floor area** of all **buildings and structures** must not exceed 67,940 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 40,440 square metres for Existing Buildings "D" and "E" as shown on Diagram 3 of By-law 238-2023(OLT);
  - (ii) the permitted maximum **gross floor area** for residential uses is 22,900 square metres in "Building A" as shown on Diagram 3 of By-law 238-2023(OLT); and
  - (iii) the permitted maximum **gross floor area** for residential uses is 4,600 square metres s in Buildings "B" and "C" as shown on Diagram 3 of By-law 238-2023(OLT);
- (G) Despite Regulation 15.20.40.50, **amenity space** shall be provided as follows:
- (i) a minimum rate of 2.0 square metres of indoor **amenity space** per new apartment **dwelling unit**; and,
  - (ii) a minimum rate of 2.0 square metres of outdoor **amenity space** per new apartment **dwelling unit**;
- (H) Despite Regulation 5.10.40.70(1) and Clause 15.20.40.70, a **building or structure** must be entirely located within the area delineated by heavy lines on Diagram 3 of By-law 238-2023(OLT);
- (I) Despite Regulation 15.20.40.70(1), (2), (3) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 238-2023(OLT);
- (J) Despite Regulation 15.20.40.80(1) or (2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 238-2023(OLT);
- (K) Despite Regulations 15.5.40.50(2), 15.5.40.60(1) and (3) and (I) above, the following are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 238-2023(OLT);
- (i) exterior stairways, cornices, canopies, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, trellises, eaves, window sills, window washing equipment, , balustrades, stairs, stair enclosures, landscape elements terraces, decorative architectural features, bay windows, ramps, ramp enclosures, retaining walls, pilasters and sills, and porches and decks, either excavated or unexcavated, shall be permitted to project into the minimum setbacks to a maximum of 2.5 metres.
- (L) Despite Regulation 15.5.50.1 0(1) a minimum of 45 percent of the area of the lands must be for **landscaping**, of which a minimum of 50 percent of the **landscaping** must be for **soft landscaping**;
- (M) Despite Regulation 15.5.100.1(1)(B) a **driveway** may have a maximum width of 7.0 metres;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** for **dwelling units** shall be provided and maintained as follows:
- (i) a minimum rate of 0.73 **parking spaces** per apartment **dwelling unit**;
  - (ii) a minimum rate of 1.0 **parking spaces** per **townhouse dwelling unit**; and
  - (iii) a minimum rate of 0.07 **parking spaces** per **dwelling unit** for residential visitors;
- (O) Despite Regulation 200.5.10.1(1), "car-share parking spaces" may replace **parking spaces** otherwise required for residential occupants, subject to the following:

- (i) a reduction of four resident occupant **parking spaces** will be permitted for each "car-share parking space" provided and that the maximum reduction permitted be capped by the application of the following formula:
  - (a) four multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;
  - (ii) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (iii) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (P) Despite regulation 220.5.10.1(2), a minimum of two Type "G" **loading spaces** shall be provided on the lands;
- (Q) Despite Regulation 230.5.10.1 (1) and Table 230.5.10.1(1) **bicycle parking spaces** must be provided and maintained on the lands in accordance with the following:
  - (i) a minimum of 0.68 long-term **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.07 short-term **bicycle parking spaces** for each **dwelling unit**;
- (R) For the purpose of this exception, each word or expression that is in bold font in this exception shall have the same meaning as each word or expression as defined in Chapter 800 of this By-law, as amended, except for the following:
  - (i) "Existing Building" means the **buildings** and **structures** that existed on the lot as of November 17, 2017, as shown on Diagram 3 attached to and forming part of this By-law;

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 238-2023(OLT) ]

(200) Exception RAC 200

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 4500 Jane Street, if the requirements of By-law 557-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) For the purpose of this exception:
  - (i) "Building A" means the proposed **building** on the **lot** as shown on Diagram 3 of By-law 557-2023
  - (ii) "Building B" means the proposed **building** on the **lot** as shown on Diagram 3 of By-law 557-2023;
  - (iii) "Existing Building" means the **apartment building lawfully existing** on the lands in the year 2022 as shown on Diagram 3 of By-law 557-2023;
- (C) Despite Regulations 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 186.47 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 15.20.40.10(1), the permitted maximum height of "Building A" and "Building B" is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 557-2023;
- (E) The required minimum height of the first **storey** for "Building A" and "Building B," as measured between the floor of the first **storey** and the ceiling of the first **storey**, excluding any ceiling mechanical equipment, is 3.5 metres;
- (F) Despite Regulations 15.5.40.10(2), (3), (5) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 557-2023:
  - (i) equipment used for the functional operation of the building including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) building maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and

- (vi) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (G) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** on the **lot** is 29,800 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses in "Building A" and "Building B" is 14,300 square metres; and
  - (ii) the permitted maximum residential **gross floor area** for the "Existing Building" is 15,500 square metres;
- (H) A maximum of 164 **dwelling units** are permitted in the "Existing Building";
- (I) **Dwelling units** provided in "Building A" and Building B" must comply with the following
  - (i) a minimum of 23 percent of the total number of **dwelling units** must contain two bedrooms; and
  - (ii) a minimum of 27 percent of the total number of **dwelling units** must contain three or more bedrooms
- (J) **Dwelling units** provided in the "Existing Building" must comply with the following:
  - (i) a minimum of 68 percent of the total number of **dwelling units** must contain two or more bedrooms and these **dwelling units** must have an **interior floor area** ranging in size from 76.0 square metres and 142.0 square metres;
- (K) Despite Regulation 15.20.40.50(1), **amenity space** must be provided for "Building A" and "Building B" at the following minimum rates:
  - (i) At least 2.0 square metres of indoor **amenity space** for each **dwelling unit**;
  - (ii) At least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
  - (iii) No new **amenity space** is required in the "Existing Building";
  - (iv) No more than 25 percent of the outdoor component may be a **green roof**;
  - (v) In addition to (i) above, the use of ground-floor indoor **amenity space** in "Building A" and "Building B" must be provided to residents of the "Existing Building" as shown on Diagram 3 of By-law 557-2023; and
  - (vi) A minimum of 2,000 square metres of outdoor **amenity space** must be provided in the yard between "Building A" and "Building B" and the "Existing Building" for the use of residents of "Building A," "Building B," and the "Existing Building" as shown on Diagram 3 of By-law 557-2023;
- (L) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 557-2023;
- (M) Despite Regulation 15.20.40.80(2), the required distance between **residential buildings** on the same **lot** are as shown in metres on Diagram 3 of By-law 557-2023;
- (N) Despite Clause 15.5.40.60, (L) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 1.8 metres
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres; and
  - (vi) cladding may be added to the original exterior surface of **main walls** on the "Existing building" by a maximum of 0.15m;
- (O) Despite Regulation 15.5.80.20(1), a **parking space** that is not in a **building** or **structure** must be set back at least 1.2 metres from a **lot line** adjacent to Milo Park Gate;
- (P) Despite Regulation 15.5.80.30(1), a surface **parking space** must be at least 1.8 metres from any **main wall** of an **apartment building**;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.66 residential occupant **parking spaces** for each **dwelling unit** in "Building A," "Building B," and the "Existing Building";
  - (ii) a minimum of 0.08 residential visitor **parking spaces** for each **dwelling unit** in "Building A," "Building B," and the "Existing Building"; and
  - (iii) of which, a maximum of 24 **parking spaces** are permitted to be provided in a surface **parking area**;

- (R) If the calculation of the minimum number of **parking spaces** required by By-law 557-2023 results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one **parking space**;
- (S) Despite Regulations 200.5.1(3) and 200.5.1.10(2), existing **parking spaces** and **drive aisles** associated with the "Existing Building" are permitted within their existing dimensions as of the date of passing of this By-law;
- (T) Despite Regulation 220.5.10.1(2), 1 Type "G" **loading space** is required on the **lot**;
- (U) Despite Regulation 230.5.10.1(5), **bicycle parking spaces** are not required for **dwelling units** in the "Existing Building".

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 557-2023 ]

(201) Exception RAC 201

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 2801 Jane Street, if the requirements of By-law 776-2023 are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (T) below;
- (B) For the purposes of this exception:
  - (i) "Building A" means the proposed **building** on the **lot** as shown on Diagram 3 of By-law 776-2023; and
  - (ii) "Existing Building" means the existing **apartment building** as shown on Diagram 3 of By-law 776-2023;
- (C) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 177.0 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 15.20.40.10(1), the permitted maximum height of "Building A" is the number following the HT symbol in metres as shown on Diagram 3 of By-law 776-2023;
- (E) Despite Regulations 15.5.40.10(2) to (6) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 776-2023:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres subject to (iii) below;
  - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.0 metres subject to (iii) below;
  - (iii) on "Building A" in the areas shown as HT 36.0 and HT 41.5 on Diagram 3 of By-law 776-2023, the equipment and **structures** listed in (E)(i) and (ii) above may project by a maximum of 2.0 metres;
  - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres, if the **structures** are not closer than 2.0 metres from the **main wall**;
- (F) Regulation 15.5.40.10(4), with respect to horizontal limits on elements for functional operation of a **building**, does not apply;
- (G) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** on the **lot** is 41,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses in "Building A" is 19,400 square metres; and
  - (ii) the permitted maximum **gross floor area** for the "Existing Building" is 21,600 square metres;
- (H) The provision of **dwelling units** on the **lot** is subject to the following:
  - (i) The permitted maximum number of **dwelling units** in the "Existing Building" is 234 **dwelling units**
  - (ii) The permitted maximum number of **dwelling units** in "Building A" is 224 **dwelling units**;
  - (iii) A minimum of 38 percent of the total number of **dwelling units** in "Building A" must have two or more bedrooms;

- (iv) A minimum of 10 percent of the total number of **dwelling units** in "Building A" must have three or more bedrooms; and
- (v) any **dwelling units** with three or more bedrooms provided to satisfy (iv) above are not included in the provision required by (iii) above;
- (I) Despite Regulation 15.20.40.50(1), **amenity space** must be provided for "Building A" at the following minimum rates:
  - (i) At least 2.0 square metres of indoor **amenity space** for each **dwelling unit**;
  - (ii) At least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
  - (iii) No more than 25 percent of the outdoor component may be a **green roof**
  - (iv) No new **amenity space** is required for **dwelling units** in the "Existing Building"; and
  - (v) The use of ground-level outdoor **amenity spaces** and first floor indoor **amenity spaces** in "Building A" must be provided to residents of the "Existing Building";
- (J) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 776-2023;
- (K) Despite Regulation 15.20.40.80(2), the required separation distance between **residential buildings** on the same **lot** are as shown in metres on Diagram 3 of By-law 776-2023;
- (L) Despite Clause 15.5.40.60, (J) and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 4.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
  - (vii) eaves, by a maximum of 1.0 metre; and
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres
- (M) Despite Regulations 15.5.60.20(3)(A), and (I), (J) and (K) above, the required **side yard setback** for **ancillary buildings** or **structures** is as follows:
  - (i) the required minimum **side yard setback** for the **residential building**, where the **ancillary building** or **structure** is less than 4.0 metres from the **residential building** on the **lot**; and
  - (ii) 0.3 metres, where the **ancillary building** or **structure** is 4.0 metres or more from the **residential building** on the **lot**, and its:
    - (a) height is 2.5 metres or less; and
    - (b) **gross floor area** is 10 square metres or less;
  - (iii) half of its height, where the **ancillary building** or **structure** is 4.0 metres or more from the **residential building** on the **lot**, and its:
    - (a) height is greater than 2.5 metres; or
    - (b) **gross floor area** is greater than 10 square metres;
- (N) Despite Regulation 200.5.10.11(1)(C), 970.10.15.5(5) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 0.70 residential occupant **parking spaces** for each **dwelling unit** in "Building A" and the "Existing Building"; and
  - (ii) a minimum of 0.08 residential visitor **parking spaces** for each **dwelling unit** in "Building A" and the "Existing Building";
- (O) Despite Regulations 200.15.10(1) and (2), and 970.10.15.5(11) accessible **parking spaces** must be provided in accordance with the following:
  - (i) a minimum of 11 of the required residential occupant **parking spaces** must be accessible **parking spaces**; and

- (ii) a minimum of 2 of the residential visitor **parking spaces** must be accessible **parking spaces**;
- (P) In accordance with Regulations 230.5.10.11(1) and (2), **bicycle parking spaces** are not required for **dwelling units** in the "Existing Building";
- (Q) Despite Regulations 200.5.1(3) and 200.5.1.10(2), existing **parking spaces** and **drive aisles** associated with the "Existing Building" are permitted within their existing dimensions as of the date of passing of this By-law;
- (R) Despite Regulation 15.5.100.1(2), the unobstructed **vehicle** access for "Building A" may be provided between the **street** and a secondary pedestrian entrance to the **building**, and may require a **vehicle** to manoeuvre within the **lot** to enter and leave the **lot**;
- (S) Despite Regulation 220.5.10.1(2), 1 Type "G" **loading space** and 1 Type "C" **loading space** is required on the **lot**;
- (T) Despite Regulations 15.5.50.10(1)(A) and (B), the **lot** must have:
  - (i) A minimum of 7,070 square metres of the area of the **lot** for **landscaping**;
  - (ii) A minimum of 3,845 square metres of the area required in (i) above must be **soft landscaping**.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 776-2023 ]

**(202) Exception RAC 202**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 145 St. George Street, if the requirements of By-law 750-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (CC) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 116.1 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted in Regulation 15.20.20.10(1), **massage therapy**, "geo-energy facility", "car share", and **wellness centre** are permitted;
- (D) In addition to the uses permitted in Regulation 15.20.20.10(1) and (C) above, an **outdoor patio** is permitted provided that:
  - (i) the maximum area of an **outdoor patio** is 150 square metres;
  - (ii) an **outdoor patio** may not be used to provide entertainment such as performances, music and dancing; and
  - (iii) an **outdoor patio** must be set back at least 7.5 metres from a **lot** in a Residential Zone category or Residential Apartment Zone category;
- (E) The following clauses or regulations do not apply with respect to the lands that are subject of this By-law 750-2023:
  - (i) Regulations 15.5.50.10(1) and (2), with respect to **landscaping**;
  - (ii) Regulations 15.5.80.10(2), 15.5.80.20(1), and 15.5.80.30(1), with respect to the location of a **parking space** on the **lot**, setback from **lot lines** for **parking spaces** and separation from any **main wall** of the **building** for a surface **parking space**;
  - (iii) Clause 15.5.100 with respect to access to the **lot**;
  - (iv) Regulations 15.20.20.100(1)(B) and (E);
  - (v) Regulation 15.20.20.100(7) with respect to other uses with an **eating establishment**; and
  - (vi) Regulations 15.20.20.100(12)(A) and (B) with respect to the outdoor sale or display of goods or commodities;
- (F) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (G) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted in a **building** or **structure** on the **lot**;
- (H) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters HT as shown on Diagram 3 of By-law 750-2023, inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
- (I) Despite (H) above, and Regulations 15.5.40.10(2) to (6), 15.5.75.1(4)(A)(ii), 15.5.75.1(5)(C), the following elements of a **building** or **structure** are permitted to project above the permitted maximum **building** heights shown on Diagram 3 of By-law 750-2023:



- (i) Elements on or above any roof used for elevator related structural elements and elevator shafts, chimneys, pipes, flues, stacks, vents, antennae, enclosed stairwells, **solar energy** and **wind energy** devices, window washing equipment, and roof access, to a maximum of 3.5 metres;
  - (ii) Elements on or above any roof used for parapets, exterior cladding and ornamental or architectural features by a maximum of 6.5 metres, provided that none of these elements exceed a height of 96.0 metres as shown on Diagram 3 of By-law 750-2023;
  - (iii) Elements on or above any roof used for lightning rods, to a maximum of 6.5 metres;
  - (iv) **structures** associated with a **green roof**, to a maximum of 1.5 metres
  - (v) trellises, pergolas, louvres, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, to a maximum of 3.0 metres; and
  - (vi) planters, **landscaping** features, lighting fixtures, guardrails, and divider screens on a balcony and/or terrace, to a maximum of 3.0 metres;
- (J) Despite (H) above, no part of a **building**, except for any structural elements and associated cladding may be located between the Canadian Geodetic Datum elevation of 116.1 metres and a minimum vertical clearance of 4.5 metres in the shaded area on Diagram 4 of By-law 750-2023;
- (K) Despite (J) above, architectural features may project into the minimum vertical clearance of 4.5 metres in the shaded area on Diagram 4 of By-law 750-2023 to a maximum of 0.5 metres;
- (L) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lands is 24,400 square metres, provided that:
- (i) the permitted maximum **gross floor area** for residential uses is 24,400 square metres; and
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 200 square metres;
- (M) In addition to the elements listed in Regulation 15.5.40.40(1), the **gross floor area** of a **building** may also be reduced by:
- (i) "geo-energy facilities", below ground, at, or above-ground; and
  - (ii) storage rooms, electrical, utility, service corridors, and mechanical and ventilation rooms above a height of 87.0 metres to maximum height of 96.0 as shown on Diagram 3 of By-law 750-2023;
- (N) Despite Regulation 15.20.40.50, a **building** with 20 or more **dwelling units** must provide **amenity space** on the lot at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**, of which:
    - (a) a maximum of 0.5 square metres per **dwelling unit** of indoor **amenity space** may be located below ground;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (O) Despite Clause 15.20.40.70, Regulation 15.20.40.80(1) and Article 600.10.10, the required minimum **building setbacks** and separation distance between **main walls** of **buildings** are as shown, in metres, on Diagram 3 and Diagram 4 of By-law 750-2023;
- (P) Despite (O) above, Clause 15.5.40.60, Regulations 15.5.75.1(4)(A)(i) and 15.5.75.1(5)(B), and 600.10.10(E), the following elements of a **building** or **structure** are permitted to encroach into the required minimum **building setbacks** and separation distance between **main walls** of **buildings** as shown, in metres, on Diagram 3 of By-law 750-2023:
- (i) balconies and related **structures** and elements such as balcony dividers, guardrails, railings and soffit cladding, to a maximum of 1.8 metres provided that they are located within the area identified as "Balcony Zone" on Diagram 5 of By-law 750-2023;
  - (ii) exterior stairs, ladders, access ramps and elevating devices, to a maximum of 1.0 metre;
  - (iii) ornamental and architectural features such as pilaster, decorative column, cornice, sill, belt course, eaves, dormer, flashing and cladding elements added to the exterior surface of the **main wall** of a **building**, to a maximum of 1.0 metre;
  - (iv) utilities such as gas equipment and meters, hydro equipment and meters, telecommunications equipment and **solar energy** and **wind energy** devices, to a maximum of 1.0 metre;
  - (v) underground garage ramp and associated **structures**, to a maximum of 6.0 metres;
  - (vi) canopies and awnings with or without support, to a maximum of 3.0 metres;
  - (vii) elevator shafts, to a maximum of 3.0 metres; and

- (viii) air conditioners, satellite dishes, antennae, signage, lighting fixtures, vents, and pipes, to a maximum of 1.0 metre;
- (Q) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) an additional 15 percent of the total number of **dwelling units** must be any combination of two bedroom **dwelling units** and three or more bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two bedroom **dwelling units** and three or more bedroom **dwelling units**;
  - (iv) convertible **dwelling units** as described in (Q)(iii) above, may be converted using accessible or adaptable design measures, such as knockout panels;
  - (v) if the calculation of the number of required **dwelling units** in accordance with (Q)(i), (ii), and (iii) above, results in a number with a fraction, the number may be rounded down to the nearest whole number;
  - (vi) none of (Q)(i) to (v) above apply to rental replacement **dwelling units** provided in accordance with Section 111 of the City of Toronto Act, 2006, and Chapter 667 of the Municipal Code;
- (R) Despite Regulation 200.5.1.10(2)(A)(iv), required **parking spaces** may be obstructed as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (S) Despite Regulation 200.5.1.10(2)(B) and (C), **parking spaces** may have the following minimum dimensions:
- (i) width of 2.4 metres;
  - (ii) length of 5.4 metres; and
  - (iii) vertical clearance of 1.8 metres;
- (T) Despite Regulations 200.5.1.10(2)(D), the equipment for the charging of an electric **vehicle** does not constitute an obstruction to a **parking space**;
- (U) Despite Regulation 200.5.1.10(2)(E), the equipment for the charging of electric **vehicles** is permitted in one or more **parking spaces**;
- (V) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following requirements:
- (i) for **parking spaces** for occupants of residential **dwelling units**, a minimum of 0 **parking spaces**;
  - (ii) for **parking spaces** for occupants of residential **dwelling units**, a maximum of:
    - (a) 0.3 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
    - (b) 0.5 **parking spaces** for each one bedroom **dwelling unit**;
    - (c) 0.8 **parking spaces** for each two bedroom **dwelling unit**; and
    - (d) 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
  - (iii) a minimum of 4 **parking spaces** for residential visitors;
  - (iv) a minimum of 0 **parking spaces** for non-residential uses;
  - (v) for the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
  - (vi) for the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (W) Despite Regulation 15.5.80.1, the **parking spaces** required by (V)(iii) above may be provided on a non-exclusive basis;
- (X) Despite Regulation 200.15.10.10(1), a minimum of 1 of the required **parking spaces** on the lands must be an accessible **parking space**;
- (Y) Despite Regulations 220.5.10.1 (1), (2), (3), a minimum of 1 Type "G" **loading space** must be provided on the lands;
- (Z) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
- (i) length of 1.8 metres;
  - (ii) width of 0.3 metres; and
  - (iii) vertical clearance of 1.9 metres;

(AA) The minimum dimensions for a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device are:

- (i) length or vertical clearance of 1.9 metres;
- (ii) width of 0.4 metres; and
- (iii) horizontal clearance from the wall of 1.2 metres

(BB) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may be located below ground, and at and above **established grade**;

(CC) For the purpose of this exception, a "geo-energy facility" means premises containing devices to generate **geo-energy** for the exclusive use of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 750-2023 ]

(203) Exception RAC 203

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) On lands municipally known as 48 Grenoble Drive, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (KK) below;

(B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 128.5 metres and the highest point of the **building** or **structure**;

(C) Regulation 15.5.40.50(2), as it relates to platforms in relation to **building setbacks**, does not apply;

(D) In addition to the uses permitted in Regulation 15.20.20.10(1), "geo-energy facility", "car share", **massage therapy**, and **wellness centre** are permitted;

(E) In addition to the uses permitted with conditions listed in Regulation 15.20.20.20(1), an **outdoor patio** is permitted, provided:

- (i) the permitted maximum area of an **outdoor patio** is the greater of 50.0 square metres or 50 percent of the **interior floor area** of the **premises** it is combined with; and

- (ii) the **outdoor patio** is not used to provide entertainment such as performances, music and dancing;

(F) Despite regulation 15.5.50.10(1), 30 percent of the area of the **lot** must be **landscaping** and a minimum of 30 square metres of **soft landscaping** must be provided and maintained on the **lot**;

(G) The following clauses or regulations do not apply with respect to the lands that are subject to this exception:

- (i) Regulations 15.5.50.10 (2), with respect to soft landscaping;

- (ii) Regulations 15.5.80.30, with respect to separation from any **main wall** of the **building** for a surface **parking space**;

- (iii) Clause 15.5.100 with respect to access to the **lot**;

- (iv) Regulation 15.20.30.40, with respect to **lot coverage**;

- (v) Regulation 15.20.40.50(1)(B), with respect to location of outdoor **amenity space**; and

- (vi) Regulation 15.100.30.1(1), with respect to fence required for a lot with an **eating establishment**.

(H) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted in a **building** or **structure** on the **lot**;

(I) Despite Regulations 15.20.20.100(1)(A) and (B), a service shop may be located in a **mixed-use building** on the **lot**;

(J) Despite Regulation 15.20.20.100(1)(E), the interior floor area of an individual establishment may not exceed 300 square metres;

(K) Despite Regulation 15.20.20.100(7), other uses with an **eating establishment** may occupy a percentage greater than 6 percent of the total interior floor area of the **eating establishment** to a maximum of 300 square metres;

(L) Despite Regulation 15.20.20.100(12)(A), the goods or commodities may not be displayed closer to a **dwelling unit** than 3 metres;

(M) Despite Regulation 15.20.20.100(12)(B), the outdoor display of goods or commodities in combination with a permitted use inside an **apartment building** or a **mixed use building** may be located abutting that use if the area for the outdoor sale of these goods or commodities does not exceed 30 square metres;

- (N) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1159-2023 inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
- (O) For the purpose of this exception, a mezzanine or mechanical penthouse does not constitute a **storey**;
- (P) Despite Regulation 15.5.40.10(6)(C), "Tower" means a **building** or portions of a **building** indicated to be a "Tower" on Diagram 3 of By-law 1159-2023 which enclose the entirety of a **storey** higher than 25 metres above the Canadian Geodetic Datum elevation of 128.5 metres;
- (Q) The maximum Floor Plate Areas within the "Tower" areas as shown on Diagram 3 of By-law 1159-2023 are as follows:
- (i) Tower A = 795 square metres; and
  - (ii) Tower B = 795 square metres.
- (R) Despite (N) above and Regulations 15.5.40.10(2), (3), (4), (5), and (6) the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law 1159-2023:
- (i) Elements on or above any roof used for elevator related structural elements and elevator shafts, antennae, **building** maintenance units by a maximum of 5.0 metres;
  - (ii) Elements on or above any roof used for chimneys, pipes, flues, stacks, vents, enclosed stairwells, **renewable energy** facilities and devices, window washing equipment, and roof access by a maximum of 3.0 metres;
  - (iii) Elements on or above any roof used for ornamental or architectural features, and parapets, by a maximum of 3.0 metres;
  - (iv) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (N)(i) and (N)(ii) above, by a maximum of 3.0 metres;
  - (v) Elements on or above any roof used for lightning rods by a maximum of 5.0 metres;
  - (vi) **structures** associated with a **green roof** by a maximum of 3.0 metres;
  - (vii) trellises, pergolas, louvres associated with rooftop **amenity space**, and unenclosed **structures** providing safety, privacy or wind protection to rooftop **amenity space** by a maximum of 6.0 metres;
  - (viii) planters, landscaping features, guards and guard rails, and divider screens on a balcony and/or terrace by a maximum of 3.0 metres;
  - (ix) stair enclosures associated with an entrance or exit from an underground **parking garage**, underground garage ramps, and ornamental, architectural features, lighting fixtures, fences, railings, balustrades, trellises, pergolas, guards and guardrails, transformer vaults, wheelchair ramps, retaining walls, and public art features, by a maximum of 3.0 metres;
  - (x) window washing equipment;
  - (xi) building maintenance units by a maximum of 5.0 metres;
  - (xii) structures associated with a green roof by a maximum of 3.0 metres;
  - (xiii) within the "Tower" areas as shown on Diagram 3 of By-law 1159-2023, **structures** and elements in (i) to (vi) above may cover no more than 30 percent of the area of the roof measured horizontally and may be no closer than 7.0 metres from the exterior face of any **main wall** when abutting the **street** and 5.0 meters from all other **main walls**; and
  - (xiv) **structures** and elements in (vii), v(iii), and (ix) above are not permitted within the "Tower" areas as shown on Diagram 3 of By-law 1159-2023.
- (S) Despite Regulation 15.20.40.40(1)(A), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 81,750 square metres, of which:
- (i) the permitted maximum **gross floor area** for non-residential uses is 300 square metres;
- (T) In addition to the uses in Regulation 15.5.40.40(1), the **gross floor area** of an **apartment building** or a **mixed use building** is reduced by the area in the **building** used for a 'geo-energy facility';
- (U) Despite Clause 15.20.40.70 and Clause 15.20.40.80, the required minimum **building setbacks** and separation distance between **main walls** are as shown, in metres, on Diagram 3 of By-law 1159-2023;
- (V) Despite Clause 15.5.40.60 and (U) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) bay windows by a maximum of 0.5 metres;

- (ii) exterior stairways, cornices, waste storage and **loading space** enclosures, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, stairs, stair enclosures, bollards, wheel chair ramps, vents, fences, wind or privacy screens, landscape elements (including **green roofs**), terraces, decorative or architectural features, ramps, ramp enclosures, **parking garage** ramps and associated **structures**, retaining walls, heating, cooling or ventilating equipment, pilasters and sills, and porches and decks, either excavated or unexcavated, by a maximum of 2.0 metres; and
  - (iii) canopies by a maximum of 3.0 metres;
- (W) Despite (V)(ii) above, no balcony projections shall be located closer than 3.0 metres to an outermost exterior corner intersection of **main walls** of a "Tower" as shown on Diagram 3 to By-law 1159-2023;
- (X) Despite Regulation 15.20.40.50(1), a maximum of 0.5 square metres per **dwelling unit** of the indoor **amenity space** may be located below ground level;
- (Y) Despite Regulation 150.100.20.1(1), areas dedicated to recreational activities and any other entertainment area may occupy a maximum of 47 percent of the total interior floor area of the **eating establishment** to a maximum of 140 square metres;
- (Z) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, for residential uses, **parking spaces** must be provided and maintained in accordance with the following minimum rates:
- (i) 0.0 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) 2.0 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** for residential visitors; and
  - (iii) 0.0 **parking spaces** for non-residential uses.
- (AA) Despite Regulation 200.5.1.10(2)(A)(iv), no more than 10 percent of required **parking spaces** may be obstructed on one side as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (BB) Despite Regulation 200.5.1.10(2)(A), (B), (C) and 200.5.1.10(6), a maximum of 10 percent of the total number of **parking spaces** may have the following minimum dimensions:
- (i) width of 2.4 metres;
  - (ii) length of 5.0 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (CC) Despite Regulation 200.5.1.10(2)(D), Electric Vehicle Infrastructure, including electrical **vehicle** supply and charging equipment, does not constitute an obstruction to a **parking space**;
- (DD) Despite Regulation 200.5.1.10(2)(E), the equipment for the charging of electric **vehicles** is permitted in one or more **parking spaces**;
- (EE) Despite Regulation 200.5.1.10(12)(C), vehicle access to an **apartment building** with non-residential uses must be at least 1.0 metre from the **lot line** abutting the street;
- (FF) Despite Clause 220.5.10.1, **loading spaces** must be provided on the **lot** in accordance with the following minimum requirements:
- (i) 1 Type "C" **loading space**; and
  - (ii) 1 Type "G" **loading space**;
- (GG) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**, in any combination of vertical, horizontal or stacked positions;
- (HH) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
- (i) length of 1.8 metres;
  - (ii) width of 0.2 metres; and
  - (iii) vertical clearance from the ground of 1.9 metres;
- (II) Despite regulation 230.5.1.10(4)(B), a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device must have a minimum length or vertical clearance of 1.9 metres, minimum width of 0.4 metres, and minimum horizontal clearance from the wall of 1.2 metres;
- (JJ) The provision of **dwelling units** is subject to the following, not including rental replacement **dwelling units** provided in accordance with Section 111 of the City of Toronto Act, 2006, and Chapter 667 of the Municipal Code:
- (i) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms; and

- (ii) in addition to (HH)(i) above, a minimum of 20 percent of the total number of **dwelling units** must contain two or more bedrooms.
- (iii) if the calculation of the number of required **dwelling units** in accordance with (HH)(i) and (ii) above, results in a number with a fraction, the number may be rounded down to the nearest whole number.

(KK) For the purpose of this exception:

- (i) a "geo-energy facility" means **premises** used to generate **geo-energy** for the exclusive use of the **building**; and
- (ii) "Floor Plate Area" means the total built area measured from the exterior of the **main walls** on each **storey** excluding balconies and any other permitted projections.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1159-2023 ]

(205) Exception RAC (205)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 301 Dixon Road, if the requirements of By-law 1269-2023 are complied with, a **building** or **structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (AA) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 149.075 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Uses listed in Regulation 15.20.20.20(1) and located in the first **storey** of the "New Building" may occupy 100 percent of the **lot frontage** abutting the **street** and must have a main pedestrian entrance located parallel to the **lot line** abutting the **street**;
- (D) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1269-2023;
- (E) The required minimum height of the first **storey** for the "New Building" is 4.5 metres;
- (F) Despite Regulation 15.20.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 1269-2023;
  - (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (G) Despite Regulations 15.5.40.10(3) and (5), and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1269-2023:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.5 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, excluding a mechanical penthouse, by a maximum of 5.5 metres;
  - (iii) **building** maintenance units and window washing equipment, by a maximum of 7 metres;
  - (iv) planters, **landscaping** features, guard rails, wind screens, and divider screens on a balcony and/or terrace, by a maximum of 5 metres; and
  - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5 metres;
- (H) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 32,308 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses in the "New Building" is 10,375 square metres;
  - (ii) the permitted maximum residential **gross floor area** for the "Existing Building" is 21,933 square metres; and
  - (iii) the permitted maximum **gross floor area** for non-residential uses in the "New Building" is 499 square metres;
- (I) A maximum of 145 **dwelling units** are permitted in the "New Building";
- (J) A maximum of 225 **dwelling units** are permitted in the "Existing Building";
- (K) **Dwelling units** provided in the "New Building" must comply with the following:
  - (i) a minimum of 24 percent of the total number of **dwelling units** must have two or more bedrooms;

- (ii) a minimum of 11 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (L) **Dwelling units** provided in the "Existing Building" must comply with the following:
  - (i) a minimum of 66 percent of the total number of **dwelling units** must have two or more bedrooms; and
  - (ii) the **dwelling units** provided to satisfy (i) above must have an **interior floor area** between 88.9 square metres and 103.8 square metres;
- (M) Despite Regulation 15.20.40.50(1), **amenity space** must be provided at the following minimum rates:
  - (i) At least 2.0 square metres of indoor **amenity space** for each **dwelling unit** in the "New Building";
  - (ii) At least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** in the "New Building" within the location shown on Diagram 4 of By-law 1269-2023;
  - (iii) No more than 25 percent of the outdoor component may be a **green roof**;
  - (iv) At least 27 square metres of indoor **amenity space** for the "Existing Building";
  - (v) At least 80 square metres of outdoor **amenity space** for the "Existing Building"; and
  - (vi) In addition to (i) above, the use of ground-floor indoor **amenity space** in the "New Building" must be provided to residents of the "Existing Building";
- (N) A **courtyard** must be provided between the "Existing Building" and "New Building" in the location shown on Diagram 4 of By-law 1269-2023, and must comply with the following:
  - (i) the **courtyard** must have an area of at least 629 square metres;
  - (ii) the **courtyard** is excluded from the calculation of outdoor **amenity space** for the "New Building"; and
  - (iii) the use of the **courtyard** must be provided to residents of the "Existing Building" and "New Building";
- (O) A "Pedestrian Walkway" between Dixon Road and the outdoor **amenity space** must be provided on the ground-floor within the "New Building" in the location shown on Diagram 4 of By-law 1269-2023, and must comply with the following:
  - (i) the "Pedestrian Walkway" must have a minimum area of 97 square metres and a minimum width of 4.3 metres;
- (P) An "Enhanced Landscaped Area" will be provided as shown on Diagram 4 of By-law 1269-2023, and must comply with the following:
  - (i) the "Enhanced Landscape Area" must have a minimum area of 80 square metres;
- (Q) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1269-2023;
- (R) Despite Regulation 15.20.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 1269-2023;
- (S) Despite Clause 15.5.40.60, and (Q) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) decks, porches, and balconies, by a maximum of 1.5 metres;
  - (ii) canopies and awnings, by a maximum of 1.5 metres;
  - (iii) window projections, including bay windows and box windows, by a maximum of 1 metres;
  - (iv) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1 metres; and
  - (v) cladding added to the original exterior surface of the main wall of the "Existing Building," by a maximum of 0.15 metres;
- (T) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 and Regulation 15.5.80.10(2), **parking spaces** for the "New Building" must be provided in accordance with the following:
  - (i) a minimum of 63 residential occupant **parking spaces** for all **dwelling units**;
  - (ii) a maximum of 0.8 residential occupant **parking spaces** for each bachelor **dwelling unit**;
  - (iii) a maximum of 0.8 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - (iv) a maximum of 0.9 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - (v) a maximum of 1.1 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**;

- (vi) a minimum of 9 residential visitor **parking spaces**, but not exceeding a maximum of 1.0 residential visitor **parking spaces** for the first five **dwelling units**, and 0.1 residential visitor **parking spaces** for any additional **dwelling units**; and
- (vii) no **parking spaces** are required for non-residential **gross floor area**;
- (U) Despite Regulation 15.5.80.10(2), a maximum of 24 **parking spaces** for the "Existing Building" may be located in an existing surface parking area;
- (V) Despite Regulation 15.5.80.20(1), a **parking space** that is not in a **building** or **structure** must be set back at least 1.25 metres from a **lot line**;
- (W) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (X) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.07 "long-term" **bicycle parking spaces** for each **dwelling unit** in the "New Building";
  - (ii) 0.68 "short-term" **bicycle parking spaces** for each **dwelling unit** in the "New Building";
  - (iii) 0.08 "long-term" **bicycle parking spaces** for each **dwelling unit** in the "Existing Building";
  - (iv) 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit** in the "Existing Building"; and
  - (v) 0.13 **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses on the **lot**;
- (Y) Despite Regulations 200.5.1(3), 200.5.1.10(2) and 15.5.100.1(1), **parking spaces**, **vehicle** ramps to below-ground parking areas, parking structures, and **drive aisles** associated with the "Existing Building" are permitted within their existing dimensions as of the date of passing of this By-law, unless stated otherwise on Diagram 3 or 4 of By-law 1269-2023;
- (Z) Despite Regulation 220.5.10.1(2), 1 Type "G" **loading space** is required on the **lot**; and
- (AA) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
  - (i) "New Building" means the proposed **building** on the **lot** as shown on Diagram 3 of By-law 1269-2023;
  - (ii) "Existing Building" means the **apartment building lawfully existing** on the lands in the year 2022 as shown on Diagram 3 of By-law 1269-2023;
  - (iii) "Enhanced Landscaped Area" means a space on the lot situated at ground level that is accessible to the public and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses, as shown on Diagram 4 of By-law 1269-2023; and
  - (iv) "Pedestrian Walkway" means an enclosed pedestrian mid-block connection wholly contained within the "New Building" providing full and unencumbered access, as shown on Diagram 4 of By-law 1269-2023.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1269-2023 ]

(206) Exception RAC 206

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 5 Capri Road, if the requirements of By-law 1312-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (NN) below;
- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is:
  - (i) with respect to "Block 1", the distance between the Canadian Geodetic datum of 146.4 metres and the elevation of the highest point of the **building** or **structure**; and
  - (ii) with respect to "Block 2", the distance between the Canadian Geodetic Datum of 145.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted uses listed in Regulation 15.20.20.10(1), the following additional uses are permitted:
  - (i) "geo-energy facility"; and
  - (ii) "Car share";



- (D) In addition to the permitted uses with conditions listed in regulation 15.20.20.20(1), the following additional uses with conditions are permitted:
- (i) an **outdoor patio**, provided:
    - (a) the **outdoor patio** must be associated with an **eating establishment**;
    - (b) the maximum area of an **outdoor patio** is 150 square metres; and
    - (c) an **outdoor patio** may not be used to provide entertainment such as performances, music and dancing;
- (E) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted in **mixed-use buildings** and **apartment buildings** on the **lot**;
- (F) Despite Regulation 15.20.20.100(1)(B) a **service shop** may be located in a **mixed-use building** on the **lot**;
- (G) Despite Regulation 15.20.20.100(1)(E) the **interior floor area** of an individual establishment may not exceed 300 square metres;
- (H) Despite Regulation 15.20.20.100(7), other uses with an **eating establishment** may occupy a percentage greater than 12 percent of the total **interior floor area** of the **eating establishment** to a maximum of 100 square metres;
- (I) Despite Regulation 15.20.20.100(12)(B), the outdoor sale or display of goods or commodities in combination with a permitted use inside an **apartment building** may be located abutting that use and may exceed 10 square metres;
- (J) Despite Regulation 15.5.50.10(1), a minimum of 40 percent of the **lot** will be used for **landscaping**, of which 30 percent of the required **landscaping** must be **soft landscaping**;
- (K) Despite Regulation 15.20.30.40(1), a maximum **lot coverage**, as a percentage of the **lot area**, does not apply;
- (L) Despite Regulations 15.5.40.10(1) and 15.20.40.10(1), the permitted maximum height of a **building** or **structure** on "Block 1" is the height as it existed on the date of the passage of By-law 1312-2023;
- (M) Despite (L) above, the permitted maximum height for an addition to "Block 1" is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 1312-2023;
- (N) Despite Regulations 15.5.40.10(1) and 15.20.40.10(1), the permitted maximum height of a **building** or **structure** on "Block 2" is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 1312-2023;
- (O) The permitted maximum "floor plate area" of each **storey** of a **building** in "Block 2" is as follows:
- (i) 799 square metres above the height of 29.3 metres within the area shown as Tower A on Diagram 4 of By-law 1312-2023;
  - (ii) 775 square metres above the height of 29.3 metres within the area shown as Tower B on Diagram 4 of By-law 1312-2023; and
  - (iii) 795 square metres above the height of 23.0 metres within the area shown as Tower C on Diagram 4 of By-law 1312-2023;
- (P) Despite Regulations 15.5.40.10(2) and (5), and (N) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 1312-2023:
- (i) Building maintenance units and window washing equipment, **solar energy** and **wind energy** devices by a maximum of 2.5 metres;
  - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
  - (iii) planters, **landscaping** features, lighting fixtures, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
  - (iv) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres; and
  - (v) the equipment and structures listed in (i) to (iv) above may not exceed the maximum building height of 73.66 metres;
- (Q) Despite 15.5.40.10(2), (3), and (6), and (P) above, no **buildings**, **structures** or equipment on the **lot** may project beyond the maximum permitted height of 73.66 metres;
- (R) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lands shall be as follows:

- (i) the permitted maximum **gross floor area** on "Block 1" is the amount of **gross floor area** in square metres that existed on the date of the passage of By-law 1312-2023 plus 450 square metres of **gross floor area** for the purposes of **amenity space** and an addition to the existing **building** on "Block 1";
- (ii) the permitted maximum **gross floor area** on "Block 2" is 59,750 square metres subject to the following:
  - (a) the permitted maximum **gross floor area** for non-residential uses is 810 square metres; and
  - (iii) if a **day nursery** is provided on "Block 2" it must have a minimum **interior floor area** of 700 square metres;
- (S) Despite Regulation 150.45.20.1(1), a **day nursery** may be in an **apartment building** or a **mixed-use building**
- (T) Despite Regulation 150.45.40.1(1), a **day nursery** in an **apartment building** or a **mixed-use building** may be on the first and/or the second **storey**;
- (U) In addition to the elements listed in Regulation 15.5.40.40(1) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:
  - (i) "geo-energy facilities", below ground, at, or above-ground; and
  - (ii) rooms containing **bicycle parking spaces** located above established grade;
- (V) Despite Regulation 15.20.40.50(1), a **building** on "Block 1" with 20 or more **dwelling units** must provide **amenity space** as follows:
  - (i) A minimum of 303 square metres of indoor **amenity space** which may be located below ground;
  - (ii) A minimum of 424 square metres of outdoor **amenity space**; and
  - (iii) (i) and (ii) above do not apply if there are no additional **dwelling units** constructed on "Block 1" or "Block 2" beyond the existing 327 **dwelling units**;
- (W) Despite Regulation 15.20.40.50(1), a **building** on "Block 2" with 20 or more **dwelling units** must provide **amenity space** at the following rate:
  - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, of which 329 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (X) Despite Clause 15.20.40.70, the required minimum **building setbacks** on "Block 2" are as shown in metres on Diagram 4 of By-law 1312-2023;
- (Y) Despite Regulation 15.20.40.80(1), (2), and (3), the required separation of **main walls** on "Block 2" are as shown in metres on Diagram 4 of By-law 1312-2023;
- (Z) Despite Clause 15.5.40.60, Regulations 15.5.75.1(4)(A)(i) and 15.5.75.1(5)(B), and (X) and (Y) above, the following elements of a **building** or **structure** on "Block 2" may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) Balconies and related **structures** and elements such as balcony dividers, guardrails, railings and soffit cladding:
    - (a) by a maximum of 1.0 metre where the setback to the tower from the base **building** is 1.5 metres or less;
    - (b) by a maximum of 1.2 metres where the setback to the tower from the base **building** is 2 metres or less;
    - (c) by a maximum of 1.8 metres where the setback to the tower from the base **building** is 3 metres or less; and
    - (d) by a maximum of 1.8 metres where the setback to the tower from the base **building** exceeds 3 metres;
  - (ii) Canopies and awnings by a maximum of 2.0 metres;
  - (iii) Exterior stairs, access ramps and elevating devices, by a maximum of 1.0 metre;
  - (iv) Ornamental and architectural features such as pilaster, decorative column, cornice, sill, belt course, eaves and dormer by a maximum of 1.0 metre;
  - (v) air conditioners, satellite dishes, antennae, signage, vents, and pipes, by a maximum of 1.0 metres;
  - (vi) lighting fixtures by a maximum of 0.5 metre;
  - (vii) **Structures** or any play equipment within the "Children's Play Area" associated with the **day nursery** by a maximum of 10 metres; and

- (viii) utilities such as gas equipment and meters, hydro equipment and meters, telecommunications equipment and **solar energy** and **wind energy** devices, by a maximum of 1.0 metre;
- (AA) Despite Clauses 15.20.40.70 and 15.20.40.80, the required minimum **building setbacks** and separation distance between **main walls** of any buildings on "Block 1" are as they existed on the passage of By-law 1312-2023;
- (BB) Despite (AA) above, on "Block 1", the minimum **building setbacks** to an addition to the existing building on "Block 1" are as shown in metres on Diagram 4 of By-law 1312-2023;
- (CC) In addition to the permitted encroachments listed in Clause 15.5.40.60, and despite (AA) and (BB) above, the following elements of a **building** or **structure** on "Block 1" may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) cladding added to the original exterior surface of the **main wall** of a **building**, by a maximum of 0.15 metres;
  - (ii) air conditioners, satellite dishes, antennae, signage, vents, and pipes, by a maximum of 1.0 metres;
  - (iii) lighting fixtures by a maximum of 0.5 metres; and
  - (iv) utilities such as gas equipment and meters, hydro equipment and meters, telecommunications equipment and **solar energy** and **wind energy** devices, by a maximum of 1.0 metres;
- (DD) Despite Regulations 15.5.80.1(1), 15.5.80.10(1), 200.5.10.1(1), 970.10.15.5(5), and Tables 200.5.10.1 and 970.10.15.5, **parking spaces** must be provided in accordance with the following:
- (i) For "Block 2":
    - (a) a minimum of 0.77 residential occupant **parking spaces** for each **dwelling unit**;
    - (b) a minimum of 0.1 residential visitor **parking spaces** for **dwelling unit**; and
    - (c) a minimum of 0 **parking spaces** for non-residential uses;
  - (ii) For "Block 1":
    - (a) a minimum of 249 residential occupant **parking spaces** for residential **dwelling units**;
    - (b) a minimum of 19 residential visitor **parking spaces**;
    - (c) a minimum of 0 **parking spaces** for non-residential uses;
    - (d) a **parking space** required for "Block 1" may be located on "Block 2"; and
    - (e) residential visitor **parking spaces** required by (i)(b) and (ii)(b) above may be used for non-residential uses;
- (EE) Despite Regulation 200.15.10.10(1), a minimum of 25 of the required **parking spaces** on the lands must be accessible **parking spaces**;
- (FF) Despite Regulations 200.5.1(3), 200.5.1.10(2) and 15.5.100.1(1), **lawfully existing parking spaces, parking garages and drive aisles** are permitted within their existing dimensions as of the date of passing of By-law 1312-2023
- (GG) Despite Regulation 200.15.1(1), accessible **parking space spaces** dimensions must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) the dimensions for accessible **parking spaces** shall only apply to accessible **parking spaces** wholly constructed after the passing of this By-law;
- (HH) Despite Regulation 15.5.80.10(2) a minimum of 100 percent of the required **parking spaces**, including required visitor **parking spaces**, must be in a **building** or underground structure;
- (II) Despite Regulations 220.5.10.1(1), (2), and (3), loading spaces must be provided in accordance with the following:
- (i) a minimum of 2 "Type G" **loading spaces** on "Block 2"; and
  - (ii) a minimum of 1 "Type G" **loading space** on "Block 1";
- (JJ) Despite Regulation 220.5.20.1, the minimum dimensions of a **driveway** access to **lawfully existing loading spaces** are its existing dimensions as of the date of passing of By-law 1312-2023;
- (KK) Despite Regulation 230.5.1.10(1) "short-term" bicycle parking spaces may also be located in a **stacked bicycle parking space**;

(LL) The provision of **dwelling units** on "Block 2" is subject to the following:

- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
- (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
- (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

(MM) The maximum number of **dwelling units** on "Block 1" is 327 **dwelling units**; and

(NN) For the purpose of this exception, each word or expression that is in bold will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:

- (i) "Block 1", "Block 2" and "Block 3" mean the parcels of land as identified on Diagram 3 of By-law 1312-2023;
- (ii) "Car-Share or Car-Sharing" means the practice where a number of people share the use of one or more cars owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including payment of a membership fee that may not be refundable;
- (iii) "Car-Share Parking Space" means a parking space exclusively reserved and signed for a car used only for car-share purposes;
- (iv) "Children's Play Area" means an outdoor space located directly adjacent to a day nursery used by children for the purposes of outdoor play and recreation;
- (v) "Floor Plate Area" means the total built area measured from the exterior of the **main walls** on each **storey** excluding balconies and any other permitted projections; and
- (vi) "Geo-energy facility" means premises containing devices to generate **geo-energy** for the exclusive use of the **building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 1312-2023 ]

(207) Exception RAC 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On 20 Stonehill Court, as shown on Diagram 1 of By-law 1258-2023, if the requirements of By-law 1258-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;
- (B) Despite Regulations 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 178.2 metres for Building A and 180.55 metres for the "Existing Building" and Building B and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 15.5.50.10(1)(A), the minimum required area of the **lot** for **landscaping** shall be 45 percent;
- (D) Despite Regulation 15.20.30.10(2), the minimum **lot area** for each **dwelling unit** shall be 21.8 square metres;
- (E) Despite Regulations 15.20.40.10(1)(A), the permitted maximum height of a **building** is the number following the HT symbol in metres on Diagram 3 of By-law 1258-2023;
- (F) Despite Regulations 15.20.40.10(2)(A), the permitted maximum number of **storeys** in a **building** is the number following the letters ST on Diagram 3 of By-law 1258-2023;
- (G) Despite Regulations 15.5.40.10(2),(3),(4),(5) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height of a "New Building":
  - (i) elevator overruns, mechanical equipment, mechanical penthouse enclosures, and stair enclosures to a maximum of 7.0 metres;
  - (ii) terraces and balcony guards, elements of a green roof, planters, railings, parapets, and ornamental architectural features, to a maximum of 3.0 metres;
  - (iii) window washing equipment to a maximum of 8.0 metres;
  - (iv) a ladder for maintenance purposes to a maximum of 2 metres; and
  - (v) chimneys, pipes, vents, and ladders may project above the height limits of the mechanical penthouse enclosure projections identified in clause (i) above to a maximum of 3.0 metres;

- (H) Despite Regulation 15.5.40.10(6)(C), a "tower" is the portions of Building A which collectively enclose the entirety of a **storey** higher than 27.05 metres in height, and where the maximum area of the tower floor plate, as measured from the exterior of the **main wall** on each storey, does not exceed 750 square metres;
- (I) The maximum floor space index on the **lot** shall not exceed 3.8 times the lot area;
- (J) The permitted maximum **gross floor area** for Building A is 22,800 square metres;
- (K) The permitted maximum **gross floor area** for Building B is 9,300 square metres, of which:
  - (i) the required minimum **gross floor area** for non-residential uses is 220 square metres;
- (L) Despite Regulation 15.20.40.50(1), an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at the following rates:
  - (i) at least 2 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2 square metres for each **dwelling unit** of outdoor **amenity space**;
  - (iii) the outdoor **amenity space** is not required to be in a location adjoining or directly accessible to the indoor amenity space; and
  - (iv) **indoor amenity space** required in L(i) for residents of the "Existing Building" may be provided in the "Existing Building", Building A or Building B on the subject lands on Diagram 1 of By-law 1258-2023;
- (M) Despite Clause 15.20.40.70, and Regulation 15.20.40.80, the required minimum **building setbacks** for Building A and Building B are as shown in metres on Diagram 3 of By-law 1258-2023;
- (N) Despite Regulation 15.5.40.50(2) and Clause 15.5.40.60, and (M) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
  - (i) landscape features, wheelchair ramps, light fixtures, guardrails, bollards, raised planters, retaining walls, fences, vents, screens, wind mitigation screens and features, damper equipment to no maximum;
  - (ii) elements or structures on any roof used for outside or open air recreation, including amenity space, and for maintenance, safety, wind protection or green roof purposes to no maximum;
  - (iii) eaves, cornices, columns, awnings, canopies, patios, window washing equipment to a maximum of 3.0 metres; and
  - (iv) balconies to a maximum of 2.0 metres;
- (O) Two "Privately-Owned Publicly Accessible Spaces" (POPS) shall be provided within the shaded areas as shown on Diagram 3 of By-law 1258-2023; and
  - (i) One POPS will be a minimum of 338 square metres and consist of a minimum 5.1 metre strip located along the southern edge of the site and will provide a landscaped pedestrian connection between Stonehill Court and Warden Avenue; and
  - (ii) The other POPS will have a minimum size of 346 square metres and located at the northwest corner of the site;
- (P) Despite Regulation 970.10.15.5(5) and Table 970.10.15.5, parking spaces must be provided on the lot in accordance with the following rates:
  - (i) maximum 0.7 **parking spaces** per **dwelling unit** for bachelor units;
  - (ii) maximum 0.8 **parking spaces** per **dwelling unit** for 1-bedroom units;
  - (iii) maximum 0.9 **parking spaces** per **dwelling unit** for 2-bedroom units;
  - (iv) maximum 1.1 **parking spaces** per **dwelling unit** for 3-bedroom units;
  - (v) maximum of 4.0 **parking spaces** per 100 square metres of non-residential **gross floor area** for all non-residential uses;
  - (vi) A minimum of 106 **parking spaces** shall be maintained for residents of the "Existing Building";
  - (vii) minimum of 2.0 **parking spaces** plus 0.05 **parking spaces** per **dwelling unit** and a maximum of 1.0 **parking space** per **dwelling unit** for the first five (5) **dwelling units** plus 0.1 spaces per dwelling unit for the sixth and subsequent **dwelling units** for visitors;
- (Q) A minimum of two (2) "car-share" parking spaces on the lot are required for residential parking use;
- (R) Clause 15.5.80.30 with respect to surface **parking spaces** does not apply;
- (S) Despite Regulation 230.5.1.10(9)B(iii) **bicycle parking spaces** may be provided on any level below ground;
- (T) Despite Clause 220.5.10.1, a minimum of one Type "G" loading space in Building A and one Type "G" **loading space** in Building B must be provided on the lot;
- (U) The provision of dwelling units in Building A and Building B is subject to the following:

- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) are not included in the provision required by (i) above;
- (V) Despite 15.5.50.10, only 0.5 metres of **soft landscaping** is required at the east property line for lands within the first 60 metres from Finch Avenue East;
- (W) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "New Building" means the **apartment buildings** as shown as Building A and Building B on Diagram 2, of By-law 1258-2023;
  - (ii) "Existing Building" means the **apartment building lawfully existing** on the lands in the year 2023 as shown on Diagram 2 of By-law 1258-2023;
  - (iii) "tower floor plate" means the area of a floor of a building measured from the exterior of the **main walls**, but excluding projecting balconies;
  - (iv) Privately-Owned Publicly Accessible Open Space" or "POPS" means a space on the **lot** situated at ground level that is accessible at all times to the public and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;
  - (v) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit carsharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (vi) "car-share parking space" means a **parking space** exclusively reserved and actively used for "car-share" purposes, including by non-residents.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 1258-2023 ]

(209) Exception RAC 209

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Regulation 15.20.30.10 (1) (B), no minimum **lot area** is required for a **lot** containing a **transportation use**;
- (B) Despite Regulation 15.20.30.20 (1) (A), no minimum **lot frontage** is required for a **lot** containing a **transportation use**;
- (C) Despite Regulation 15.20.30.40 (1) (A), no maximum **lot coverage** applies to a **lot** containing a **transportation use**;
- (D) Despite Regulation 15.20.40.10 (1) (B), no maximum height applies to a **building** or **structure** used for a **transportation use**;
- (E) Despite Regulations 15.20.40.70(1), (2), (3) and (4), no minimum setbacks are required for a **transportation use**;
- (F) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office, noise shelter and noise wall for the purpose of constructing a **transportation use**;
- (G) Despite Regulations 15.5.80.10 (3) and (4), a **parking space** located outside of a **building** may be used for a commercial **vehicle** for a **transportation use**; and
- (H) Despite Regulations 15.5.80.20 (1) and 15.5.80.30 (1), no setback is required for a **parking space** for a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Etobicoke By-law 702. [ By-law: 375-2024 ]

(300) Exception RAC 300

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulation 15.5.40.60(1)(B), a platform with a floor that is higher than the first **storey** of the **building** may encroach into the required minimum **building setback** in (W) below by a maximum of 1.5 metres;
- (B) Despite regulation 15.5.50.10(1), a **lot** in the Residential Apartment Zone category must have:
  - (i) A minimum of 40 percent of the area of the **lot** for **landscaping**; and
  - (ii) A minimum of 65 percent of the **landscaping** required in (i), above, must be **soft landscaping**;
- (C) Despite Regulation 15.10.20.40(1), a **lawfully existing detached house, semi-detached house and townhouse** may be converted to contain up to four **dwelling units**, subject to the requirements of Clause 10.5.20.40;
- (D) Despite regulation 15.20.20.20 (1), an office or medical office is not permitted;
- (E) The required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres;
- (F) The width of a residential lobby located on the first **storey** along a **main wall** of a **building** facing a **street** may not exceed the greater of:
  - (i) 50 percent of the length of the **front lot line** if the **lot** has a minimum **lot frontage** of 60 metres; or
  - (ii) 30 metres;
- (G) The required minimum height and number of **storeys** for one or more **buildings** on a **lot** is as follows:
  - (i) a minimum height of 13.5 metres and 4 **storeys** for at least one **building** on a **lot**; and
  - (ii) a minimum height of 7.5 metres and 2 **storeys** for any additional **buildings** on the same **lot**;
- (H) Despite 15.20.20.100(1), in the RAC zone, the requirement for an **art gallery, artist studio, club, custom workshop, eating establishment, education use, financial institution, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment or a veterinary hospital** to be located on a **lot** with a 100 or more **dwelling units** in one or more **apartment buildings** does not apply;
- (I) Despite (G) above, an **art gallery, artist studio, community centre, library or performing arts studio** are permitted in a **non-residential building** containing exclusively one or more of these uses, provided that the **building or structure** has a required minimum height of 6.0 metres and 2 **storeys**;
- (J) A minimum of 60 percent of the **street yard** setback required in (K) below for **lots** abutting Broadway Avenue or Roehampton Avenue, must consist of **soft landscaping**;
- (K) The required minimum **street yard** setbacks are:
  - (i) 6.0 metres; or
  - (ii) 4.5 metres if a **lot** is located on Redpath Avenue and contains a minimum of 400 square metres of non-residential **interior floor area** consisting of any combination of **retail, retail service, art gallery, eating establishment, financial institution, take-out eating establishment, or service shop** uses;
- (L) Despite regulation 15.20.40.70 (2), the required minimum **rear yard setback** is:
  - (i) 7.5 metres from the **rear lot line**, or
  - (ii) where the **rear lot line** abuts a **lane**, at least 7.5 metres from the **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**;
- (M) Publicly accessible pedestrian walkways that provide direct access to **streets, parks, public buildings, outdoor amenity space accessible to the public, transportation uses**, or that provide direct access to adjacent **buildings or lots**, must be:
  - (i) at least 3.0 metres in width; and
  - (ii) located on the ground or ground level;
- (N) If a pedestrian walkway described in (M) above is interior to a **building**, it must be:
  - (i) At least 6.0 metres in width; and
  - (ii) A floor vertical clearance of at least 4.5 metres measured from floor to ceiling;
- (O) Pedestrian entrances to lobbies of **apartment buildings** will face and be directly accessible from a **street**;
- (P) Each **dwelling unit or day nursery** located on the first **storey** of an **apartment building** must have a pedestrian entrance that faces and provides direct access to a **street, lane** or pedestrian walkway described in (M) above;

- (Q) Up to a height of 7.5 metres, at least 75 percent of the **main wall** of a **building** facing a **lot line** abutting Eglinton Avenue East or Redpath Avenue must be between 0.0 metres and 0.5 metres from the required **street yard setback**, and all of the **main walls** of the **building** facing a **lot line** abutting Eglinton Avenue East or Redpath Avenue must be between 0.0 metres and 5.5 metres from the **front lot line** or required **front yard setback**;
- (R) A pedestrian entrance for a non-residential use provided on a **lot** with **lot frontage** along Eglinton Avenue East or on Redpath Avenue must be:
- (i) parallel to the **street**; and
  - (ii) located within 5.0 metres of the required **street yard setback**;
- (S) Every **building** with a height greater than 20.0 metres plus the required **front yard setback** must comply with the requirements of (T) to (X) below for the portions of a **building** which collectively enclose the entirety of a **storey** above the following heights:
- (i) the 4th **storey** of a **building**; or
  - (ii) a height of 15.0 metres, whichever is less;
- (T) Despite (S) above, every **building** with a height greater than 27.0 metres plus the required **front yard setback**, on a **lot** with a **lot line** along Eglinton Avenue East, must comply with the requirements of (U) to (X) below for the portions of a **building** which collectively enclose the entirety of a **storey** above the following heights:
- (i) the 5th **storey** of a **building**; or
  - (ii) a height of 18.0 metres, whichever is less;
- (U) The required minimum **side yard setback** and **rear yard setback** for the portion of the **building** specified in (S) and (T) is 15.0 metres;
- (V) Despite regulation 15.20.40.80(1) and (2), if a line projected at a right angle from a **main wall** of a **building** intercepts another **main wall**, the required minimum above-ground separation distance between the **main walls** for the portion of the **building** specified in (S) and (T) above is 30.0 metres from:
- (i) another **building** on the same **lot**; and
  - (ii) another **main wall** of the same **building**;
- (W) Any portion of a **building** identified in (S) and (T) must be set back at least 3 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (X) The permitted maximum floor area for each **storey** of a **building** containing residential uses, as specified in (S) and (T) above, is 750 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies;
- (Y) Every **building** on a **lot** located west of Mount Pleasant Avenue with a height less than 20.0 metres plus the required **front yard setback** must comply with the following:
- (i) any part of a **building**, located above a height of 18.0 metres, must be set back at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (Z) A **building** subject to the requirements of (Y) above located north of Eglinton Avenue West, must also comply with the following:
- (i) Any part of a **building**, located above a height of 12.0 metres, must be setback at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (AA) Every **building** on a **lot** located east of Mount Pleasant Avenue with a height less than 27.0 metres plus the required **front yard setback** must comply with the following:
- (i) any part of a **building**, located above a height of 22.5 metres, must be set back at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (BB) A **building** containing 80 **dwelling units** or greater must comply with the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** in a **building** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** in a **building** must contain three or more bedrooms; and
  - (iii) in addition to the requirements of (i) and (ii) above, an additional 15 percent of the total number of **dwelling units** in a **building** must include a minimum **interior floor area** of 87 square metres;



- (iv) for the purposes of applying i), ii), and iii), **dwelling units** that are required to be replaced, including pursuant to Section 3.2.1.6. of the City of Toronto Official Plan and/or secured through s.111 of the City of Toronto Act, are excluded from the above calculation;

(CC) Despite regulations 150.5.20.1(1), (2) and (7), a **home occupation** in the Residential Apartment Zone Category may be a **personal service shop**, limited to the following types of services:

- (i) barber;
- (ii) hairdresser;
- (iii) beautician;
- (iv) dressmaker;
- (v) seamstress; and
- (vi) tailor;

(DD) Despite regulation 150.5.20.1(6), a **home occupation** in the Residential Apartment Zone Category may have employees working in the **dwelling unit** in addition to the business operator, provided that that **home occupation** is located on the ground floor with direct access to a **street**;

(EE) A **dwelling unit** located on the ground floor may contain two levels, which will be considered a single **storey**, provided that:

- (i) the **building** contains a minimum of 400 square metres of **interior floor area** consisting of any combination of **retail, retail service, art gallery, eating establishment, financial institution, take-out eating establishment, or service shop uses**; and
- (ii) the height of that **storey** is within 0.5 metres of the height of the ground floor provided for the uses in (i) above;

(FF) The required minimum **building setback** from a **lot line** that abuts a **lot** in the Open Space Zone category is the greater of:

- (i) the requirements of Clause 15.20.40.70; or
- (ii) 5.0 metres; and

(GG) These **premises** must comply with regulation 900.8.10(301).

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 63-2024 ]

(301) Exception RAC 301

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) In addition to the requirements of Regulation 5.10.30.1(1), no land may be used and no **building** or **structure** may be erected or used on the land unless all municipal water mains and municipal sewers, and their appurtenances have adequate capacity to service the **building** or **structure**, to the satisfaction of the City; and
- (B) Regulation (A) above does not apply to the construction, erection or placing of:
  - (i) a **residential building** or **structure** for residential purposes on a **lot** if that **lot** will contain 10 or fewer **dwelling units, dwelling rooms, or bed-sitting rooms**;
  - (ii) an **ancillary building** associated with a permitted **residential building**;
  - (iii) an **ancillary building** not cited in Regulation (B)(ii) above, if the **ancillary building** is less than 50 square metres in **gross floor area**;
  - (iv) a **building** used as a temporary sales pavilion, model home, or construction office associated with a **building** that will not be constructed on the same **lot**;
  - (v) a tent, marquee, or air supported **structure**;
  - (vi) an addition of less than 50 square metres in gross floor area to a **lawfully existing building**, if the **lawfully existing building** is:
    - (a) on a **lot** that will contain or contains no more than 10 **dwelling units, dwelling rooms, and bed-sitting rooms**;
    - (b) an **ancillary building** associated with a permitted **residential building, mixed use building or non-residential building**; or
    - (c) a **non-residential building**; and

- (vii) the replacement or reconstruction of a **building** or **structure**, or part of a **building** or **structure**, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto if the **gross floor area** and height of the **building** or **structure** are not increased, no **building** or **structure** setback is reduced, and the use of the land is not changed.

Prevailing By-laws and Prevailing Sections: (None Apply)  
[ By-law: 63-2024 ]

**(302) Exception RAC 302**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with regulation 900.8.10(300);
- (B) These **premises** must comply with regulation 900.8.10(301); and
- (C) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On 322 Eglinton Avenue East, 299 Roehampton Avenue, and 815 Mount Pleasant Avenue, former City of Toronto By-law 1198-2009;
- (B) On 305 Roehampton Avenue, former City of Toronto By-law 814-2011;
- (C) On 398 Eglinton Avenue East, former City of Toronto by-law 94-0183; and
- (D) On 492-498 Eglinton Avenue East and 3-7 Cardiff Road, City of Toronto by-law 0329-2022(OLT). [ By-law: 63-2024 ]

**(303) Exception RAC 303**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with regulation 900.8.10(300);
- (B) These **premises** must comply with regulation 900.8.10(301);
- (C) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by Section 10.5 of this By-law;
- (D) The minimum **lot frontage** for a **lot** with a **lawfully existing detached house** is 7.5 metres;
- (E) If the requirements of Regulations 900.8.10(300)(A) to (GG) are complied with, prevailing by-laws and prevailing sections (A) to (C) of Regulation 900.8.10(303) below do not apply to the **lot**; and
- (F) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) On or between the odd numbered addresses of 106-108 Banff Rd. and the even numbered addresses of 500-518 Eglinton Avenue East, former City of Toronto by-law 200-80;
- (B) On 538 and 540 Eglinton Avenue East, former City of Toronto By-law 333-2012;
- (C) On or between the odd numbered addresses of 12 Bruce Park Avenue, the even numbered addresses of 542-550 Eglinton Avenue East, 1 Walder Avenue, former City of Toronto by-law 326-80; and
- (D) Prevailing by-laws and prevailing sections (A) to (C) above apply, except as otherwise provided for in Site Specific Provision (E) of Regulation 900.8.10(303). [ By-law: 63-2024 ]

**(304) Exception RAC 304**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) These **premises** must comply with regulation 900.8.10(300);
- (B) These **premises** must comply with regulation 900.8.10(301);
- (C) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required by Section 10.5 of this By-law;
- (D) The minimum **lot frontage** for a **lot** with a **lawfully existing detached house** is 7.5 metres;

(E) Despite 15.20.40.10(1), the maximum height on the lands known as 368, 411, 435, and 485 Eglinton Avenue East is 18.0 metres; and

(F) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 63-2024 ]

(305) Exception RAC 305

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with regulation 900.8.10(300);

(B) These **premises** must comply with regulation 900.8.10(301); and

(C) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections: (None Apply)

[ By-law: 63-2024 ]

(306) Exception RAC 306

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with regulation 900.8.10(300);

(B) These **premises** must comply with regulation 900.8.10(301); and

(C) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

(A) On 88 Broadway Avenue, former City of Toronto by-law 1109-04;

(B) On 241 Redpath Avenue, City of Toronto by-law 82-2023(OLT);

(C) On 100 Broadway Avenue, and 223, 225, 227, 229, 231 and 233 Redpath Avenue, City of Toronto by-law 71-2021(LPAT);

(D) On 85-91 Broadway Avenue and 198 Redpath Avenue, City of Toronto By-law 1345-2018(LPAT);

(E) On 95 and 99 Broadway Avenue and 197 Redpath Avenue, former City of Toronto by-law 1-2016 (OMB);

(F) On 177 Redpath Avenue, former City of Toronto by-law 165-69;

(G) On 188 Redpath Avenue, City of Toronto by-law 360-98; and

(H) On 183-195 Roehampton Avenue and 139-145 Redpath Avenue, former City of Toronto by-law 1029-2014. [ By-law: 63-2024 ]

(307) Exception RAC 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

(A) These **premises** must comply with regulation 900.8.10(300);

(B) These **premises** must comply with regulation 900.8.10(301);

(C) If the requirements of Regulations 900.8.10(300)(A) to (GG) are complied with, prevailing by-laws and prevailing sections (A) and (B) of Regulation 900.8.10(307) below does not apply to the **lot**; and

(D) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

(A) On 188 Redpath Avenue, former City of Toronto by-law 360-98;

(B) On 170 Roehampton Avenue, City of Toronto by-law 1133-2023; and

(C) Prevailing by-laws and prevailing sections (A) and (B) above apply, except as otherwise provided for in Site Specific Provision (C) of Regulation 900.8.10(307). [ By-law: 63-2024 ]