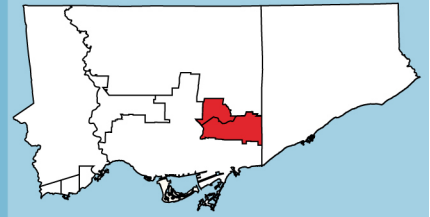


# East York and Leaside Zoning Bylaws 6752 and 1916

## Zoning Information



This information sheet lists the general requirements for each residential zone and has been prepared for convenience purposes only. For complete information, refer to East York By-law 6752 or Leaside By-law 1916 as amended.

### Information for:

Address:	Zone:
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### By-law Number 6752 (East York)

Requirements in this table are for most lots for dwellings built after the passing of East York Zoning By-law 6752 on April 8, 1960.

Requirements	Zoning Designation						
	R1A	R1B	R1C	R2A		R2B	
Dwelling Type	Detached Dwelling	Detached Dwelling	Detached Dwelling	Detached Dwelling	Semi-Detached Dwelling	Detached Dwelling	Semi-Detached Dwelling
Lot Frontage	9.0m	12.0m	6.0m	6.0m	10.5m/pair	6.0m	10.5m/pair
Lot Area	280 m <sup>2</sup>	370 m <sup>2</sup>	185 m <sup>2</sup>	185 m <sup>2</sup>	325 m <sup>2</sup> /pair	185 m <sup>2</sup>	325 m <sup>2</sup> /pair
Front Yard Setback	6.0m	6.0m	6.0m	6.0m	6.0m	6.0m	6.0m
Side Yard Setback	0.9m	0.9m	0.6m	0.6m	0.9m	0.6m	0.9m
Rear Yard Setback	9.0m	7.5m	9.0m	9.0m	9.0m	9.0m	9.0m
Lot Coverage	35%	35%	35%	35%	35%	35%	35%
Floor Space Index	0.45	0.6	0.75	0.75	0.75	0.75	0.75
Building Height	8.5m	8.5m	8.5m	8.5m	8.5m	8.5m	8.5m
Building Length	16.75m	16.75m	16.75m	16.75m	16.75m	16.75m	16.75m
Parking	1.0 Parking Space (behind front wall) per dwelling unit - For Parking Space Sizes, refer to By-law # 498-2007						

### By-law Number 1916 (Leaside)

Requirements in this table are for most lots for dwellings built after the passing of the Town of Leaside By-law 1916 on October 21, 1963.

Requirements	Zoning Designation						
	R1A	R1B	R1C	R2A		R2B	
Dwelling Type	Detached Dwelling	Detached Dwelling	Detached Dwelling	Detached Dwelling	Semi-Detached Dwelling	Detached Dwelling	Semi-Detached Dwelling
Lot Frontage	9.0m	12.0m	n/a	7.5m	15.0m/pair	n/a	n/a
Lot Area	275 m <sup>2</sup>	370 m <sup>2</sup>	n/a	230 m <sup>2</sup>	465 m <sup>2</sup> /pair	n/a	n/a
Front Yard Setback	6.0m	6.0m	n/a	6.0m	6.0m	n/a	n/a
Side Yard Setback	0.9m	0.9m	n/a	0.9m	1.2m	n/a	n/a
Rear Yard Setback	7.5m	7.5m	n/a	7.5m	7.5m	n/a	n/a
Lot Coverage	35%	35%	n/a	35%	35%	n/a	n/a
Floor Space Index	0.45	0.6	n/a	0.6	0.6	n/a	n/a
Building Height	8.5m	8.5m	n/a	8.5m	8.5m	n/a	n/a
Building Length	16.75m	16.75m	n/a	16.75m	16.75m	n/a	n/a
Parking	1.0 Parking Space (behind front wall) per dwelling unit - For Parking Space Sizes, refer to By-law # 498-2007						

### Accessory Buildings

Location	Front Yard <sup>(3)</sup>		Side Yard		Rear Yard	
By-law Number	6752	1916	6752	1916	6752	1916
Maximum Coverage <sup>(1)/(2)</sup>	Not permitted	Not permitted	n/a	5%	n/a	5%
Maximum Height	Not permitted	Not permitted	3.6m	3.8m	3.6m	3.8m
Setbacks	Not permitted	Not permitted	0.45m	0.9m	0.45m	0.3m

#### Notes:

- (1) This requirement does not apply to Swimming Pools, or Accessory Garages.
- (2) Notwithstanding this requirement, the accessory structure and dwelling must comply with the overall lot coverage requirement stated in the table above.
- (3) Accessory Structures and Buildings are not permitted between the front wall of the dwelling and the front lot line.

[See reverse for additional information](#)

## Definitions – By-law 6752 (East York)

<b>Coverage</b>	The combined areas of all the buildings on the lot measured at the level of the lowest floor above grade, in relation to the area of the lot, excluding porches, steps, stairs, balconies and decks, which are not covered or enclosed, and existing porches which have been lawfully enclosed pursuant to sub-paragraph ii) in paragraph b) in sub-section 5.6 of the By-law, and Accessory Buildings for which no building permit is required under the Building Code Act.
<b>Floor space Index</b>	The gross floor area (in square metres) of all buildings on the lot divided by the area of the lot (in square metres).
<b>Gross Floor Area (Residential Buildings)</b>	The aggregate of the areas of each floor, whether the floor is above or below grade, measured between the exterior faces of the walls of the building including corridors, elevator shafts, stairs, garbage chutes and chimneys, but does not include areas used for: unenclosed or uncovered balconies and porches, heating equipment, storage or parking of motor vehicles, basement, living quarters for the superintendent of the building, rooms for use in common by the occupants of the building including main entrance lobbies, locker rooms, laundry rooms, rooms for recreational activities, and existing porches that have been lawfully enclosed pursuant to sub-paragraph ii) in paragraph b) in sub-section 5.6 of the By-law

## Definitions – By-law 1916 (Leaside)

<b>Coverage</b>	The combined areas of all the buildings on the lot measured at the level of the lowest floor above grade, in relationship to the area of the lot, excluding porches, steps, stairs, balconies and decks, which are not covered or enclosed and existing porches that have been lawfully enclosed pursuant to paragraph (d) in sub-section 5.7 of the By-law, and Accessory Buildings for which no building permit is required under the Building Code Act.
<b>Floor Space Index</b>	The ratio of the total gross floor area permitted on a lot to the total area of the lot.
<b>Gross Floor Area</b>	The aggregate of the areas of each storey above grade measured between the exterior faces of the exterior walls of the building at the level of each storey, but does not include existing porches that have been lawfully enclosed pursuant to paragraph (d) in sub-section 5.7 of the by-law.

## Additions to Detached and Semi Detached Dwellings

### By-law 6752 (East York)

- 1 Every such addition may retain the front yard setback and side yard setback of the existing dwelling, but in no case shall the said side yards be less than 0.45m, except in the case of a semi-detached dwelling unit where there shall be no side yard setback requirement from the side lot line forming the common line between the two attached dwelling units.\*\*\*
- 2 Notwithstanding subsection (1) additions to existing dwellings which do not increase the gross floor area existing at the date of the passing of the by-law by more than 24m<sup>2</sup> or 10% whichever is greater, may be erected with side yard setbacks of not less than the respective side yards of the existing structure.\*\*\*
- 3 The Floor Space Index of the dwelling existing at the time of the passing of the by-law plus addition(s) shall not exceed the maximum Floor Space Index set out in the Schedule of Residential Zone Requirements of Section 7.8 (See front page for excerpt).
- 4 No part of any building or structure permitted in any R1A, R1B, R1C, R2A, R2B, R3A zone shall exceed a height of 8.5m unless otherwise permitted in this By-law.
- 5 The maximum building length of the dwelling (plus additions) shall not exceed 16.75m.

*By-law 6752 prohibits an addition over a semi-detached dwelling or over one of a series of attached one-family dwellings except when there is to be, at the same time, the same or similar type addition over the other semi-detached dwelling or the remaining other attached dwellings, and also except where such addition over shall be behind the main rear wall of the main building and no part of such rear addition is higher than the main building.*

*\* In order to qualify for this section, no part of the side or front walls are permitted to be removed. If any part of the side or front walls are removed, the regular by-law requirements for front and side yard setbacks will apply.*

### By-law 1916 (Leaside)

- 1 Every such addition may retain the front yard setback and side yard setback of the existing dwelling, but in no case shall the said side yards be less than 0.45m except in the case of a semi-detached dwelling unit where there shall be no side yard setback requirement from the side lot line forming the common lot line between the two attached dwelling units. \*\*\*
- 2 The Floor Space Index of the dwelling, existing at the time of the passing of that by-law, plus addition(s) shall not exceed the maximum Floor Space Index set out in the Schedule of Residential Zone Requirements of Section 6.9.
- 3 No part of any building or structure permitted in any R1A, R1B, R2A, R2B, R3A, R3B zone shall exceed a height of 8.5m unless otherwise permitted in this By-law.
- 4 Every such building and addition(s) shall be so situated upon the respective lot so as to preserve an open space area of at least 55m<sup>2</sup> which shall be landscaped and situated to the rear of the main front wall or the production of the main front wall of such dwelling or building.
- 5 The Maximum Building Length of the dwelling plus addition(s) shall not exceed 16.75m.

*\* In order to qualify for this section, no part of the side or front walls are permitted to be removed. If any part of the side or front walls are removed, the regular by-law requirements for front and side yard setbacks will apply.*